

The Grain Dryer Kelmarsh Road  
Harrington  
Northampton  
NN6 9ND

Guide Price £1,500,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Nestled on the picturesque Kelmarsh Road in Harrington, Northampton, this remarkable barn conversion offers a unique blend of modern luxury and rustic charm. Converted in 2018 to an exceptionally high standard, this property boasts six spacious bedrooms and four well-appointed bathrooms, making it an ideal family home.

Upon entering, you are greeted by a stunning tiled floor with underfloor heating, setting the tone for the elegance that follows. The ground floor features an array of extensive reception rooms, including a generously sized lounge complete with a feature log burner, perfect for cosy evenings, snug, office space, ground floor shower room, utility and a stunning open plan kitchen.

The kitchen breakfast room is truly the heart of the home, showcasing high-quality appliances and an open-plan design that seamlessly connects to the outdoors. Premium features such as a boiling hot water tap and elegant oak worktops add both style and functionality. With sliding doors that open to five acres of beautiful open countryside, the

views are simply breathtaking, stretching as far as the eye can see. This outdoor space offers a stunning patio area that is perfect for al fresco dining or simply enjoying the tranquillity of the countryside.

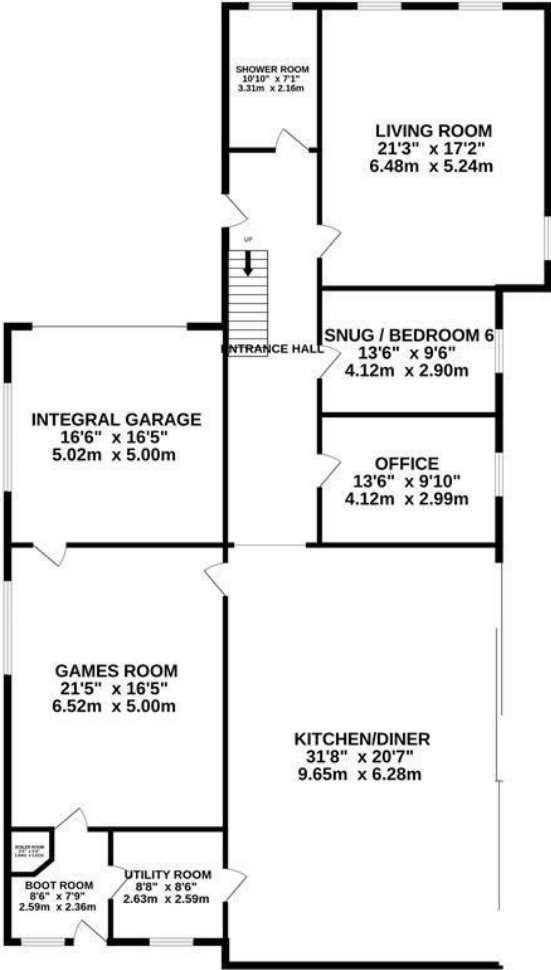
In addition to the main living areas, the property includes a separate games room with a mezzanine, a double garage, and a utility room, providing ample space for leisure and practicality. The five double bedrooms on the first floor are thoughtfully designed, two featuring en-suite facilities, while the master bedroom stands out with its expansive views and charming exposed beams.

This impressive home is designed with sustainability at its heart. The south-facing roof is equipped with 36 solar panels, generating 10.2kW of electricity, ensuring the property is entirely self-sufficient during daylight hours. Excess energy is stored in a recently purchased battery, providing a reliable power source even after sunset.

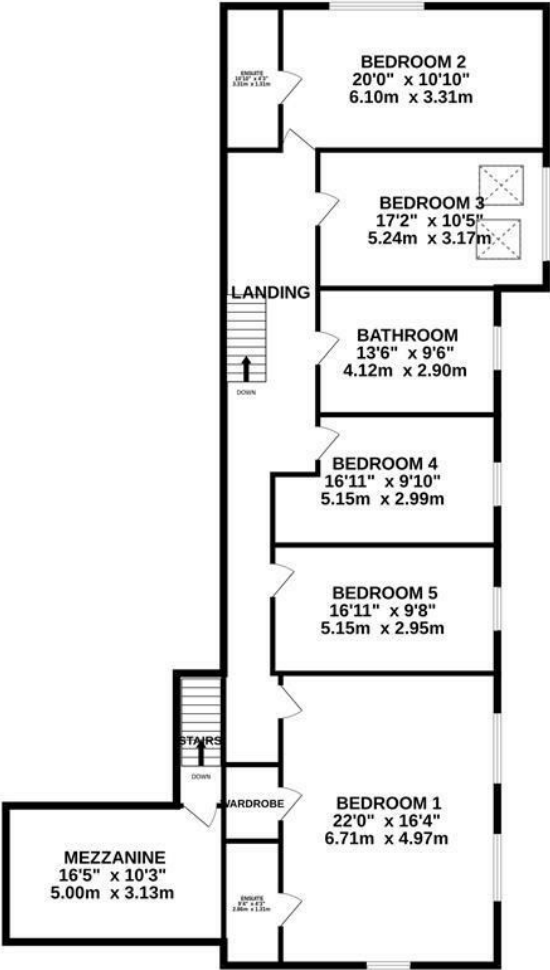
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# Floor Plan

GROUND FLOOR  
2326 sq.ft. (216.1 sq.m.) approx.



1ST FLOOR  
1770 sq.ft. (164.5 sq.m.) approx.



TOTAL FLOOR AREA : 4097 sq.ft. (380.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Large Lounge



Stunning Kitchen Dining Room



Six Bedrooms



Three Bathrooms



5 Acre Plot



Double Garage and Off Road Parking





# SELLER'S SECRET

The real magic happens when the sliding glass doors open wide, effortlessly blending the indoors with the outdoors. You're immediately met with uninterrupted, panoramic views that stretch as far as the eye can see across five acres of gorgeous, landscaped countryside. It's peaceful, it's luxurious, and it's unlike anything else on the market—an extraordinary home that's as functional as it is beautiful.



## Why we like it....

I absolutely love this breathtaking 6-bedroom barn conversion—it's the kind of home that truly takes your breath away the moment you step inside. From the moment you enter, you're greeted with an incredible sense of space, character, and style. The heart of the home is the spectacular kitchen diner—an absolute showstopper!

To buy or not to buy....

# OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS  
01858 458 458  
[www.oscar-james.com](http://www.oscar-james.com)