



The Grain Dryer, Kelmarsh Road, Harrington, Northampton

OSCAR JAMES

The Grain Dryer

Kelmarsh Road

Harrington

Northampton

NN6 9ND

Nestled on the picturesque Kelmarsh Road in Harrington, 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 porcelain 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, study, snug/ sixth bedroom, ground floor shower room and an incredible games room.

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. Bathed in natural light, it offers a warm and inviting space perfect for family gatherings or entertaining guests. The sliding doors open out onto five acres of beautifully landscaped grounds and open countryside offering uninterrupted views that stretch as far as the eye can see.









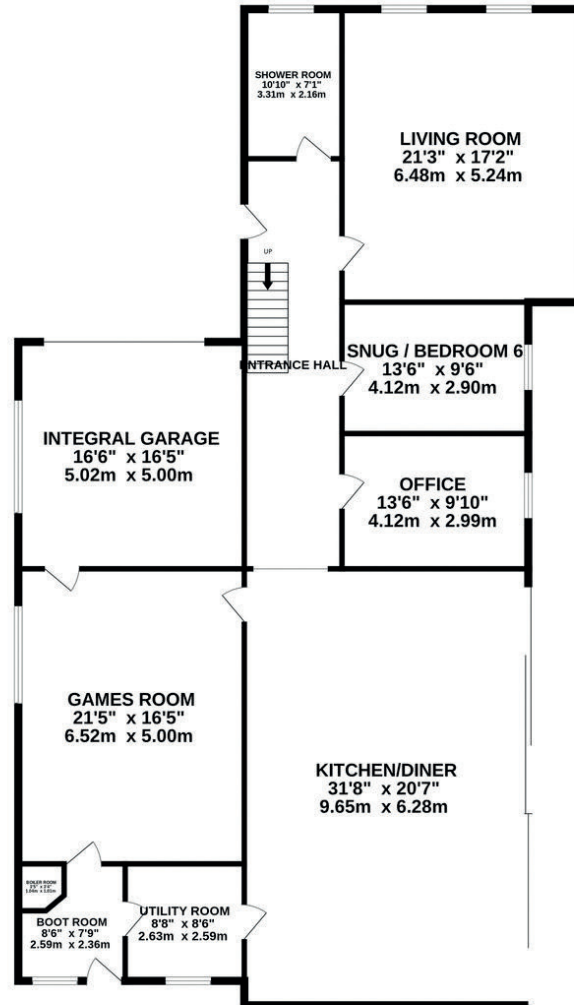


In addition to the main living areas, the property includes a separate games room with a mezzanine, a double garage, and a utility room. The five double bedrooms are thoughtfully designed, two of which featuring en-suite facilities, while the master bedroom stands out with its expansive views, space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

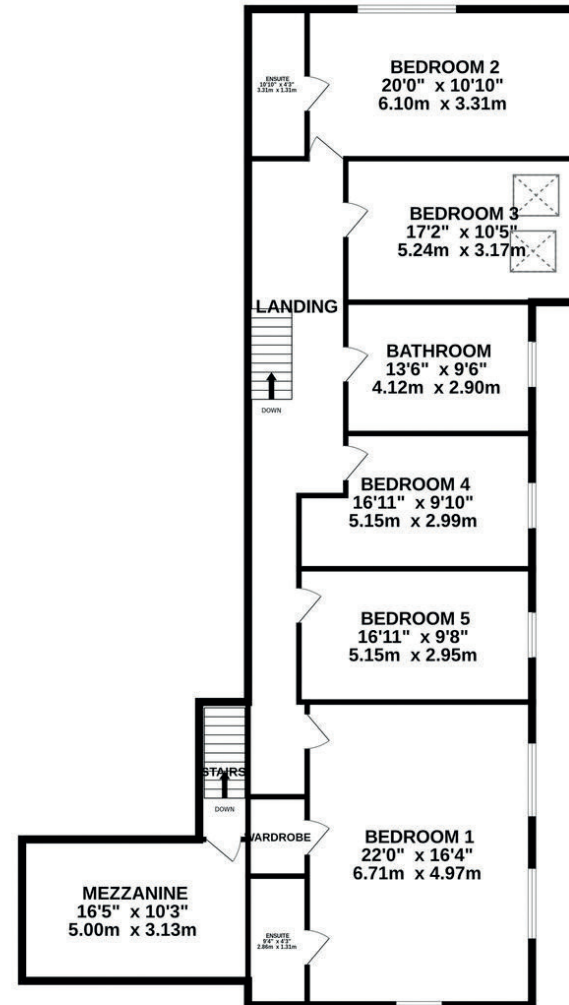
6 Bedrooms



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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This idyllic outdoor setting is ideal for al fresco dining, weekend barbecues, or simply unwinding while taking in the peaceful sounds of the countryside. The house itself is a picture of elegance and charm, blending traditional character with modern comforts. Every room has been thoughtfully designed to highlight the property's natural surroundings, creating a calm, luxurious atmosphere throughout. Whether it's the cosy living spaces, the spacious bedrooms, or the stunning gardens, this home offers an exceptional quality of life in a truly beautiful setting.

This incredible barn conversion is not just a home; it is a once-in-a-lifetime opportunity to embrace a lifestyle of comfort and elegance in a stunning rural setting. Whether you seek a peaceful retreat or a vibrant family abode, this property is sure to impress.

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.

Heating is efficiently managed through an air source heat pump, complemented by underfloor heating, offering year-round comfort while minimizing energy consumption. This combination not only reduces carbon emissions but also contributes to significant savings on energy bills.







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