



10 Westhorpe Lane, BYFIELD, Northamptonshire, NN11 6XB

DEBBIE COX
Your personal estate agent **exp** uk

10 Westhorpe Lane
BYFIELD, Northamptonshire
NN11 6XB

Offers Over: £600,000

Originally a self-build project, this attractive individually designed property enjoys spacious accommodation finished to a high specification and includes many additional eco features. There is ample off-road parking and garaging. This is a beautiful family home and viewing is essential to appreciate its desirable location and the features it has to offer.

FEATURES

- Individually Designed Home Finished to High Specification
- Many Eco Features Include Rainwater Harvesting & Rega Heat Recovery Systems
- Underfloor Heating to Ground Floor with Engineered Oak Flooring
- Living Room with Wood Burning Stove and French Doors into Garden
- Ample Off-Road Parking & Garage
- Views Across Character Stone Cottages
- Thriving Village Location

VIEWINGS

Strictly by appointment only. Please contact Debbie Cox on 0777 301 7523.



Property Highlights

A beautifully designed property built in part brick and part Northamptonshire stone with a timber framed core and tiled roof. This property was a self-build project and as such, enjoys many additional eco features to include a rainwater harvesting system, Rega heat recovery system and an integral vacuum. Accommodation is provided over three floors, the ground floor having underfloor heating throughout. Situated on the edge of the village and set back from the lane, this property enjoys views of the neighbouring stone cottages along Westhorpe Lane and the countryside beyond.

Interior Spaces

The front porch leads into a light entrance hall area, with engineered oak floor and access to all ground floor rooms. The property is wired to have a burglar alarm fitted.

Living Room

Entered via double oak doors, the engineered oak flooring continues into the living room. The room enjoys plenty of

natural light from the window to the front elevation overlooking the neighbouring stone cottages and the French doors leading into the rear garden. An attractive exposed brick fireplace houses a wood burning stove and wiring for surround sound speakers.

Kitchen Breakfast Room

Offering spacious family accommodation the kitchen is fitted with a range of hand crafted Shaker style units with oak worksurface over incorporating a double Belfast sink unit. Built-in appliances include a five ring induction hob with extractor unit over, double oven and dishwasher. The kitchen features a central island with storage and shelving under, and a space for a fridge. There is a dresser unit to match the kitchen units with shelving under and display cabinets. The breakfast area provides space for a good sized kitchen/dining table. The kitchen enjoys natural light from windows to the front and side elevations, as well as a door leading to the rear garden patio.

Utility Room

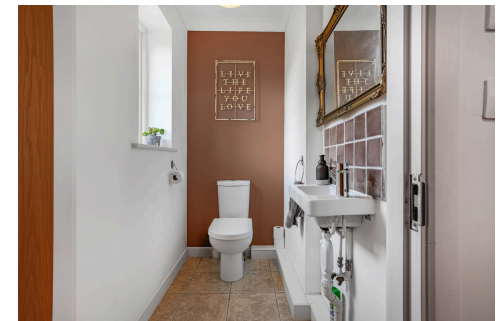
Accessed from the entrance hall, the utility room has a window to the side elevation, ceramic tiled floor and houses the Worcester gas boiler. A work surface incorporates and one and half bowl sink unit with base level unit under. There is space for a washing machine and tumble drier with vent already built into the wall, and space for a large fridge freezer. Wall mounted units and shelving provide additional storage. There is a vacuum system which has a hose point on each floor allowing ease of cleaning and no heavy lifting of a vacuum cleaner.

Downstairs WC

With obscure glazed window to front elevation, wc, wall mounted wash hand basin and ceramic tiling to floor.

FIRST FLOOR

Stairs rise to the first floor landing, which provides access to three double bedrooms and the family bathroom. There is an airing cupboard housing the hot water tank with shelving over and hanging space.







Bedroom One

A well proportioned room with window to front elevation overlooking Westthorpe Lane. There is a door leading into a walk-in closet offering ample clothes hanging and storage space.

En-Suite

A fitted suite comprising wc, wash hand basin set into vanity unit, large shower cubicle with sliding door access. There is an obscure glazed window to the rear elevation, heated towel rail and tiled floor.

Bedroom Two

A double bedroom enjoying ample natural light with windows to the side elevation and rear overlooking the garden.

Bedroom Three

A double bedroom with windows to front and rear elevations overlooking Westthorpe Lane, recess for wardrobe.

Bathroom

Fitted with a suite comprising bath, wc, wash hand basin set in vanity unit, separate corner shower cubicle. There is an obscure glazed window to side elevation, ceramic tiled floor and heated towel rail.



SECOND FLOOR

Landing

A versatile area which would make an ideal home office, hobby area, with access to eaves storage and a double glazed window to the side allowing ample natural light.

Bedroom Four

A light room with two velux windows, one overlooking the stone cottages on Westhorpe Lane to the front and the other overlooking the gardens and countryside beyond to the rear.

OUTDOOR SPACES

Front

A driveway to the front of the property provides access for this and one other property. The driveway leads around to the single garage situated to the left side of the house. There is additional parking to the left corner of the plot. The front garden also provides a further parking space to the right side of the property. There is an

armoured cable suitable for fitting an EV vehicle charging point. The front garden is laid to lawn with neat box hedge borders and planted flower beds retained by a stone wall. A paved pathway leads to the front door with an oak porch. There is gated access to the rear garden from both sides of the property.

Single Garage

Detached garage with up and over door operated by remote control. Light and power connected with ample storage in the pitched roof space. Window and personal door to side. To the front of the garage set below the driveway there is a rainwater harvesting tank which requires occasional cleaning of the filter.. It provides water to flush all of the toilets and for the outside tap making this a very efficient system and keeps water costs very low.

Rear Garden

Immediately to the rear of the property is a large paved patio area continuing around the side of the property leading to a small shed, woodstore and gated access to the

front. The remainder of the garden is mainly laid to lawn and enclosed by a stone wall with mature hedging and fencing over. Outside tap, further gated access to the driveway and personal door into the garage.

Agent Note

The property benefits from a Rega Heat Recovery system which requires annual filters to be cleaned. The system extracts moist and warm air from parts of the property, filters it and distributes the warm air back around the property. This system provides an energy efficient way of maintaining a fresh and pleasant atmosphere in the property whilst saving money on heating costs.

Location

Byfield is a thriving village offering many amenities and has a strong sense of community. There is a GP surgery with pharmacy, village shop with post office, petrol station with essential shopping and the Cross Tree Inn public house. There are numerous clubs and societies within the village to include bowls, football,



