

York Road
Wollaston
Wellingborough
NN29 7SG

£775,000

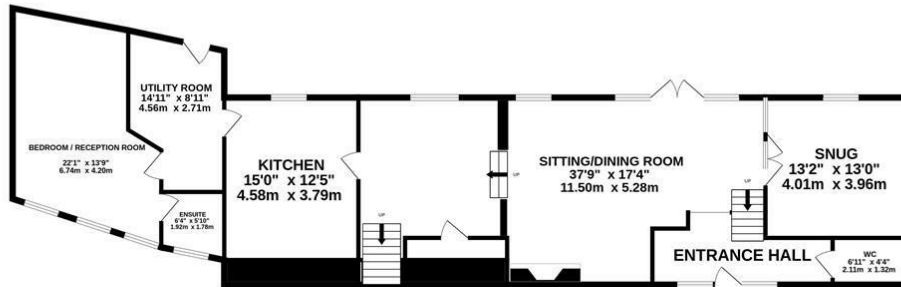


OSCAR JAMES

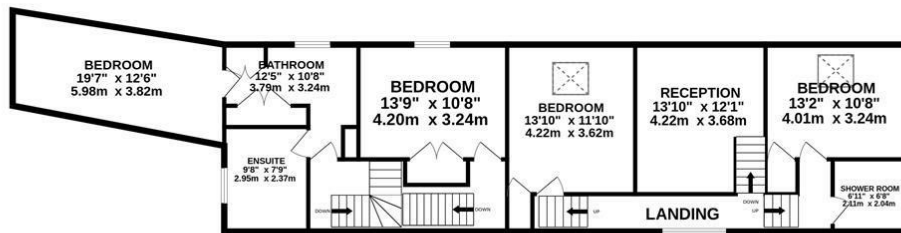
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FLOOR PLANS

GROUND FLOOR
1399 sq.ft. (129.9 sq.m.) approx.



1ST FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



TOTAL FLOOR AREA : 2673 sq.ft. (248.4 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...



Two Reception Rooms



Kitchen Breakfast Room and Utility



4 Bedrooms - Plus self-contained Annex (Bedroom 5) single storey.



Bathroom plus Three En-suites and Cloakroom/W.c., to ground floor



Gardens - Front , rear and side elevations



Private Driveway - accommodating multiple vehicle parking



WHAT'S GREAT?

Nestled in the charming village of Wollaston, Wellingborough, this Grade II listed barn conversion on York Road is a true gem waiting to be discovered. Boasting a total of five bedrooms and four bathrooms/shower rooms, this property offers ample space for a large family or those who love to entertain.

As you step inside, you'll be greeted by three reception areas that exude character and charm, featuring exposed timber trusses and stone brickwork that add a touch of rustic elegance. The open plan living area is perfect for hosting gatherings with loved ones, while the multi-fuel burner ensures a cosy ambiance during the colder winter months.

One of the five bedrooms is a self-contained annex, providing a private retreat for guests or family members. With three en-suite bath/shower rooms, convenience and comfort are at the forefront of this stunning barn conversion.

Outside, the landscaped generous side garden offers a tranquil escape from the hustle and

bustle of everyday life, ideal for enjoying a morning coffee or hosting summer barbecues.

Located in the heart of Wollaston village, you'll have easy access to amenities and the picturesque surroundings that this area has to offer. Additionally, the property's proximity to the A409 provides a straightforward route to Milton Keynes, while Wellingborough train station, with its main line to St Pancras International, ensures convenient travel options for commuters.

Don't miss the opportunity to make this unique barn conversion your new home. Embrace the blend of historic charm and modern comforts that this property has to offer.

...expect excellence



SELLER'S SECRET

For me the tranquillity of this property is something else, waking to the sound of the birds and enjoying a cozy night in front of the fire is truly magical. The open plan living space has been great when entertaining.



Why we like it....

From the moment you enter this property you are greeted with an overwhelming sense of calm and harmony. To say it has the wow factor would be an understatement with its double height entrance and the quality of the materials used in its finish, an internal viewing is a must to appreciate all it has to offer.

To buy or not to buy....

OSCAR JAMES

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