

HENDERSON CONNELLAN

ESTATE AGENTS



“Bramblewood Cottage”



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Nestled into an extensive plot measuring just under 0.8 acre, this fantastic executive home offers the complete family package including rural seclusion, gorgeous countryside views, a bespoke garden room, and eco benefits to include solar panels and an air source heat pump.



Church Walk,
Newton Bromswold,
NN10 0SS





Property Highlights

- Situated on the periphery of the highly desirable village of Newton Bromswold with stunning far-reaching views, countryside walks on the doorstep and a great degree of rural seclusion. The A6 and A45 are close by providing excellent travel links to Rushden Lakes, the A14 and M1, and both Bedford and Wellingborough train stations are accessible in under 20 minutes with excellent commuter rail links to London.
- Beautifully positioned in a gorgeous plot measuring just under 0.8 acre, with extensive parking, mature wrap-around gardens, and further scope to extend if required (subject to relevant consent).
- Entrance through the glass panelled uPVC front door allows access into the Entrance Porch with a ceramic tiled floor and a uPVC and glass panelled door into the Entrance Hall.
- The inviting Entrance Hall is a naturally light and welcoming space with light flowing in from the window on the stairs and double glass panelled oak doors to the dining room. There is a solid oak floor, a useful area under the stairs for storage, oak doors to the principal accommodation and stairs rising to the first floor.
- Beautifully presented Living Room with dual aspect light from the bay window to the front elevation and the French doors to the garden room. There is a recently fitted thick-pile carpet and a feature cast iron multi fuel burner providing a gorgeous focal point in the room.
- Fantastic open plan Kitchen/Dining/Family Room featuring a seamless continuation of the solid oak floor from the entrance hall. There is an abundance of natural light from the dual aspect windows, French doors that lead into the garden room, LED downlights in the kitchen area, and the generous proportions of the room provide a fabulous versatile layout with ample space to dine and entertain.
- The fitted country style Kitchen boasts solid hardwood base level units, solid oak work surfaces with an attractive bevelled edge, an inset ceramic Belfast sink with a monobloc tap and additional non-softened water tap, and soft-close doors and drawers. In addition to this a modern and contemporary extractor hood tops the high quality 'RANGEmaster Toledo XT' cooker.
- Formal Dining Room, nestled in the centre of the property and providing a host of possibilities for additional uses, such as a work from home space, playroom, additional reception room and much more. There is a continuation of the solid oak floor from the entrance hall with double glass and solid oak doors, and a window looks out into the garden room.



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- Stunning bespoke Garden Room, built and installed by 'SunSpaces' who were featured on ITV's Love Your Garden with Alan Titchmarsh. The fantastic Garden Room is constructed with an anthracite aluminium frame complete with a tinted glass roof with electric operated sunshades beneath, an array of LED lights, a patio heater, and sliding glass doors to the rear and side elevations making for a fantastic space to entertain all year round whilst feeling part of the garden and enjoying the stunning far-reaching views.
- Separate Utility Room featuring a door from the kitchen, a uPVC and glass panelled door to the side courtyard section of the garden and a door into the ground floor WC. There is a ceramic tiled floor, useful workspace space with a stainless steel sink and draining board, space and plumbing for two under counter appliances (not included), and ample storage in the shaker style units and oversized pantry cupboard.
- Ground floor WC with a window the side elevation, ceramic tiled flooring, and a modern two piece suite to include a low-level WC and a compact wash hand basin built into a useful storage unit.
- The stairs lead up to the first floor Landing with natural light flowing in from the window to the front elevation. There is a generous amount of space, a useful airing cupboard and a hatch providing access to the loft.
- Five bedrooms, four of which are generous double sized rooms and all benefit from stunning far reaching countryside views. The impressive Master Suite encompasses the extended section of the first floor with generous accommodation to include a dressing room/office space, a walk-through dressing room with extensive built in storage and a Velux window, a fantastic size bedroom with dual aspect windows and an impressive en suite bathroom. The en suite Bathroom features two Velux windows, LED downlights, porcelain tiled splash backs, a chrome heated towel rail, and a five piece suite to include a walk-in shower with rainwater style shower head and a handheld attachment, his and hers wash hand basins, a low-level WC and a freestanding style bath with central taps.

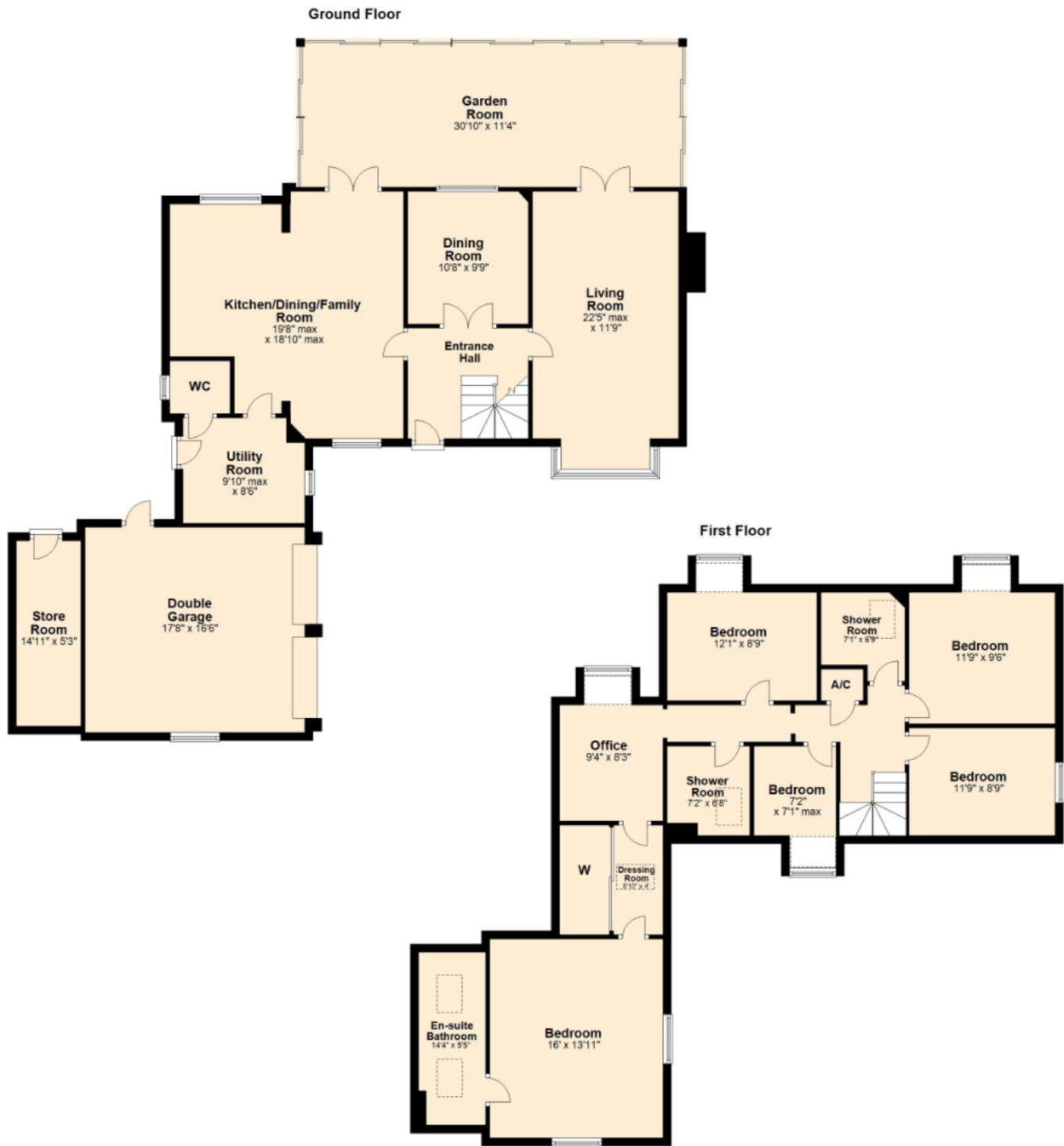
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- The family Shower Room boasts attractive stone effect ceramic tiled floor and walls, a Velux window, a chrome heated towel radiator, and a three piece suite to include a low-level WC, a pedestal wash hand basin and a shower enclosure with a thermostatic shower over.
- Further contemporary Shower Room with a Velux window and a modern suite to include a shower enclosure with stone effect splash boards and a rainwater style shower head, a low-level WC and a pedestal wash hand basin.
- Double Garage featuring two electric roller doors to the front, ample space to fit two vehicles inside, a side pedestrian door to the garden and light and power. In addition to this there is a store room behind the garage with ample storage space, light and power.
- The Property benefits from a Sewage Treatment Plant that is serviced and maintained annually and designed to be more efficient than a standard septic tank, with a clean water soakaway and less-frequent emptying (last serviced and emptied July 2023).
- Heating the Property there is an eco-friendly Air Source Heat Pump with upgraded double radiators throughout the house. There is also Solar Panels fitted to the roof that have produced an income in excess of £8000 since 2012, and also benefits from a Feed in Tariff that is transferrable to the new owners.



Grounds

The Property occupies a most enviable position on the periphery of Newton Bromswold. A private five-bar gate allows access from the Rushden Road and the gravelled driveway meanders down past the small woodland area, making its way to the beautiful frontage. There is an extensive block paved and hard standing driveway providing off road parking for several vehicles and access into the double garage via the two remote operated electric roller doors. Two lawn areas straddle the sweeping driveway with an array of infant fruit trees, deep planted borders and a kissing gate provides access to the public footpath that crosses the northerly part of the land leading to the village church. To the side of the property there are high-level double timber gates that provide access to an additional secure driveway, previously used to house a mobile home/campervan, and side pedestrian gate that provides secure access to the rear garden. The gravelled drive leads past the property to the stunning rear garden which has been beautifully landscaped and lovingly kept. The impressive Garden includes various lawn, planted and landscaped areas and truly is a gardener's paradise. There are deep well-stocked planted borders, various patio areas ideal for entertaining, raised planted vegetable beds, two separate greenhouses, a potting shed housing the sit-on mower (available under separate negotiations), and a courtyard garden to the East side of the property that flows down the side of the house to the garage and store room.



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