

# HENDERSON CONNELLAN

ESTATE AGENTS



“Village Life Awaits”



## “Village Life Awaits”

Nestled into the heart of Stanwick, this detached stone-built residence boasts a substantial layout, with planning permission granted for an annexe conversion to the rear outbuildings, and benefits from being close to the village amenities and just a stones throw from countryside walks.



High Street,  
Stanwick,  
NN9 6QA





## Property Highlights

- Located in the desirable village of Stanwick and occupying a prominent position, the property is conveniently located within close walking distance to the village centre with a host of popular amenities. Stanwick Lakes are within a 20-minute walks, whilst the popular Rushden Lakes is just over 4 miles away. There are fantastic travel links, as the A45 provides easy access to the A14 and M1 and Wellingborough Train Station is just over 6 miles away providing an excellent commuter link to London St Pancras.
- Detached four bedroom stone property, benefitting from a modern and flexible layout with generous proportions, and boasting potential for further improvement with planning consent passed for the extensive garage and outbuildings to be converted to a separate annexe dwelling. See planning document: NE/22/00109/FUL
- Entrance through the solid timber front door leads into the inviting Entrance Hall with a ceramic tiled floor, doors to the principal accommodation, a useful storage area, access into the ground floor WC, and an open dog-leg stairs case with gallery style landing leading to the First Floor.
- Generously sized Living Room with an abundance of natural light from the dual aspect window to the front elevation and French doors and window to the rear elevation. There is a continuation of the ceramic tiled floor that flows from the Entrance Hall, through the Dining Room and into the Living Room, and there is a great sense of character from the exposed beams in the ceiling and a stone fireplace with a cast iron multi fuel burner providing a fantastic focal point in the room. To one side of the chimney breast there is an open feel to the Dining Room which also boasts a dual aspect with French doors to the rear garden, and the open plan layout provides a great deal of flexibility with furniture and living styles.
- Traditional style Kitchen featuring a valuated ceiling with exposed beams, natural light flowing in from the window to the side elevation and a stable door into the Garden Room. There is a useful pantry cupboard and a fitted Kitchen comprising of hand painted eye and base level units topped with a solid oak worktop, metro tiled splashbacks, an inset composite on and a half bowl sink, a four ring gas hob, a high-level double oven, microwave, and space and plumbing for appliances (not included).
- Timber constructed Garden situated just off the Kitchen with two glass panelled doors and bi-folding doors leading out to the Garden. The Garden Room is an ideal place to entertain all year round with tiled flooring, timber panelled walls and a view in all directions over the Garden.



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- Additional Reception Room, currently used as a further sitting room but providing a great degree of flexibility as could be used as a work from home space, playroom, beauty room, and much more. There is a seamless continuation of the ceramic tiled floor from the Entrance Hall and double glass panelled doors that provide an open feel.
- Generous ground floor double Bedroom featuring ceramic tiled flooring, built in wardrobes and a modern en suite Shower Room with modern tiled floor and walls, a window to the rear elevation and a three piece suite to include a low-level WC, a pedestal wash hand basin and a corner shower enclosure with concealed shower pipes.
- The stairs flow up to the first floor Landing with grey painted steps and painted floorboards. There is a window to the front elevation, a Velux window to the rear and a useful oversized airing cupboard.
- Three generously sized Bedrooms on the First Floor. Bedrooms two and three benefit from useful eaves storage space whilst the Principal Bedroom features a contemporary en suite Shower Room with ceramic tiled floor and walls, a window to the rear elevation and a three piece suite to include a low-level WC, a wash hand basin built into a useful storage unit and an overside walk-in shower with an electric 'Mira' shower.
- Modern Bathroom with painted floorboards, timber effect ceramic tiled walls, a Velux window to the rear elevation and three piece suite to include a low-level WC, a pedestal wash hand basin and an 'L' shaped bath with a fitted shower screen and an electric shower over.
- Detached outbuilding to the rear constructed from a period red brick façade with pan tiled roof. The front section currently consists of an oversized Garage with a manual up and over door, period red brick floor with a pitched roof and timber pedestrian door to the garden. There are two brick-built Outbuildings attached to the Garage and there are two already-converted Annexe Rooms, that combined all form part of the planning consent for the detached building to create a self-contained annexe.



Planning Reference: NE/22/00109/FUL

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DATE: 27/07/2022  
PROJECT: CONVERSION  
SCALE: 1:250  
DRAWN: AD-01

## Grounds

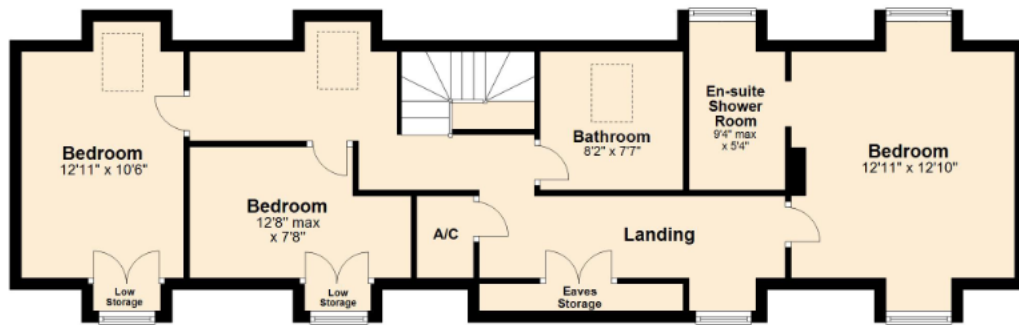
The Property boasts a great deal of curb appeal with its gorgeous stone façade and steps lead up from the path to the covered porch area and front door. The driveway and off road parking for the property is located to the rear of the property with access from Hill House Gardens and the gravel driveway provides off road parking for two vehicles, access to the Garage via an up and over door, and a secure gate leads into the rear Garden.

With a South facing aspect, the rear Garden benefits from an ideal position to catch the sun, with a timber deck by the property providing an ideal entertaining space. Steps lead up to the main area Garden which has recently had a renewed layer of top soil and grass seed. As you proceed to the rear of the Garden there are two brick built outbuildings, a door into the Garage and French doors into the converted Annexe Rooms.

## Ground Floor



## First Floor



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