

HENDERSON CONNELLAN

ESTATE AGENTS



“Historic Coaching Inn”



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Steeped in history, this extraordinary period stone-built family Home, offers an unexpected wealth of character and charm, where the past dramatically meets the present. There are generous proportions throughout; from the two-storey Annexe, a studio Apartment on the top floor, and a spacious family home.



Broad Green,
Wellingborough,
NN8 4LH





Property Highlights

- Occupying a prominent position in the heart of a historic part of Wellingborough, the town centre and its amenities are within close walking distance and Wellingborough train station is around 1.5 miles away, with a popular commuter rail link to London. There are convenient travel links by car with the A509 and A45 within close driving distance, both providing easy access to the A14, A6 and M1.
- Built in the mid-18th Century, this fabulous Grade II Property was once a focal point in Wellingborough as a Coaching Inn. There is a perfect blend of traditional character features throughout the property. The generous accommodation spans three floors with the addition of a two-storey Annexe to the rear, allowing an ideal situation for multi-generational living. Just some of the traditional features include deep moulded skirting boards, painted period timber doors, exposed beams and thick stone walls.
- Entrance through the solid timber front door leads into the inviting Entrance Hall with design-led decor and a wonderful sense of character. There is a period chequered quarry tiled floor by the front door, an engineered oak floor that extends thereafter, painted timber doors to the accommodation and towards the rear of the Entrance Hall, stairs rise to the First Floor.
- Beautifully presented Living Room, situated at the front of the property with a high-level picture rail, a window inset into the deep thick stone walls with a period timber sash window, and an original corner display cabinet.
- Further Reception Room situated at the front of the Property with a high-level picture rail, deep moulded skirting boards, a large painted brick open fireplace and a generous period sash window to the front elevation.
- Separate formal Dining Room featuring an abundance of natural light from the window to the side elevation, a seamless continuation of the engineered oak floor from the Entrance Hall, and a period timber beam inset into the wall with an inglenook fireplace located behind the plasterboard wall. There is scope to reopen the Inglenook if you desire.
- Bespoke painted Kitchen, finished to a high standard with a ceramic tiled floor, a door to the rear that leads to the driveway and Garden beyond. Fitted Kitchen to include solid hardwood inset eye and base level units topped with a solid granite work surface, an inset double ceramic sink with a monobloc tap, tiled splashbacks, two electric ovens and a five-ring stainless steel gas hob and LED downlights.



Property Highlights

- Separate Utility Room with additional fitted storage, a Belfast sink, space and plumbing for a washing machine and a dishwasher and featuring a fitted American style fridge/freezer (all included)
- The stairs rise to the wonderfully light and spacious Landing, with light flooding in from the roof-light window and doors which lead to the first floor accommodation, the Annexe, and to the top floor studio Apartment.
- Family Bathroom, a sumptuous and relaxing space with travertine tiled floor and walls, a vaulted ceiling with LED downlights, an exposed stone wall to one side and a high quality four piece suite to include a floating style WC with a concealed cistern, a bowl-style sink with a freestanding tap and storage beneath, a jacuzzi style bath with central taps and an oversized shower enclosure with a thermostatic rainwater style shower head and handheld attachment.
- Five Bedrooms in the main residence, excluding the Annexe, which provides an additional two further bedrooms and even more accommodation. There are four Bedrooms on the first floor of the main house, three of which are generous double sized rooms, with high ceilings throughout.
- The Principal Bedroom boasts two sash windows to the front elevation and ample bespoke built-in wardrobes. Bedroom Two is equally as big with an alcove for storage or a desk, a high-level storage cupboard and a sash window to the front elevation. Whilst Bedroom Three features some of the most original features in the property, with wide-planked floorboards and a great sense of character.
- With a door from the Landing, a staircase flows up to the Top Floor where you will find an impressive studio Apartment, ideal for a teenager's own space, a work from home space or even as an entertaining/games room or Master Suite.
- As you ascend the stairs to the Top Floor you are greeted by a kitchenette with square edge worktops, fitted storage, a sink, and an under-counter dishwasher, fridge and freezer (all included). There is a separate Shower Room with porcelain tiled splashbacks, a laminate floor, and a high-quality three piece suite to include a low level WC, a pedestal wash hand basin and a walk in shower with no threshold and a thermostatic shower. The main Bedroom/Living space has two high-quality Murphy Beds, and is complimented by two large top hung roof windows to the rear and a window to the front elevation. There is a high-vaulted ceiling with the original A-frame beams making for an impressive open feel of the property's original character and an array of fitted storage.

Property Highlights - The Annexe

- Separate two-storey, two bedroom Annexe offering a vast amount of space and a host of versatility with multi generation living, Airbnb potential, or even space to run a separate business from home.
- Although separate from the main residence, there is a door on the first floor from the Landing into the Annexe and there used to be a door from the Dining Room leading into the Annexe. If you wanted to incorporate the Annexe back into the main house accommodation, it would be an easy and straightforward process.
- Private entrance is gained from the gravel driveway and a solid timber door leads into the Entrance Hall with timber effect laminate flooring, a useful understairs storage cupboard and stairs rising to the first floor accommodation.
- Ground floor Shower Room, larger than you would expect, with timber effect laminate flooring, panelled walls to dado height and a three piece suite to include a low-level WC, a pedestal wash hand basin and an oversized shower enclosure with a 'Bristan' electric shower.
- Ground floor Bedroom/Study offering a great degree of versatility. There is a door from the Bathroom and a window to the side elevation with a deep windowsill from the thick stone walls.
- The stairs flow up to the first floor of the Annexe, beautifully lit from the window to the side elevation that looks onto the Garden and a timber and glass panelled door at the top of the stairs leads into the Kitchen/Breakfast Room.
- Well-proportioned Kitchen/Breakfast Room with light flooding in from the roof light window and a further window to the side elevation. There is ample space for a breakfast table. Timber effect laminate flooring, a door into the Living Room and a fitted Kitchen with shaker style base level units, solid beech worktops, a ceramic double butler sink, a high-level electric oven, and space and plumbing for a washing machine and a fridge/freezer (included).
- Fantastic Living Room, another room flooded with light from the array of windows, with a door to the Kitchen/Breakfast Room, a door to the Bedroom and a painted brick feature fireplace (now boarded closed).
- First floor double Bedroom featuring dual aspect windows, a timber effect laminate floor, a cupboard housing the gas fired boiler, a door from the Living Room and an internal door providing access into the main residence.



Outside

The Property boasts a fantastic degree of kerb appeal, and its heritage as a Coaching Inn is visibly evident from the access through the original coach way. Large timber double doors provide secure access down the gravel driveway that is shared just with the neighbour to the rear of the property. It meanders past the dwelling, to the front door of the Annexe, to the off-road parking space and single Garage and Garden beyond. The stunning rear Garden has been professionally landscaped and is an unexpected treasure in a convenient location like this. There is a period red brick path that flows from the off-road parking space and through the lawned garden. There is an Indian Sandstone paved patio by the Grade II Listed, brick-built Summerhouse, which is an ideal entertaining space. There is an additional raised timber deck with a further timber constructed summerhouse, perfectly positioned to catch the sun throughout the day and into the afternoon. In addition to this there are period red brick and stone walls to the boundaries providing a walled garden feel, an array of outside lighting, deep well stocked planted borders with mature and established plantings, a timber shed, and an outside tap.



Floorplan

Approximate Gross Internal Area
 Main House = 2420 sqft / 225 sqm
 Garage = 172 sqft / 16sqm
 Annexe = 795 sqft / 74 sqm
 Total = 3387 sqft / 315 sqm

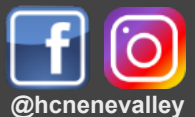


For illustrative purposes only - Not to scale

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