

**HENDERSON
CONNELLAN**

ESTATE AGENTS



“At Home with History”



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Occupying a prominent position in the historic market town of Higham Ferrers, this wonderful period property exudes character and charm with a wealth of original features and the remnants from when the property was formally the town Bank.



Market Square
Higham Ferrers,
NN10 8BP





Property Highlights

- Situated in the heart of Higham Ferrers with a fantastic outlook over the town centre and church spire, and all the town amenities are within close walking distance. The A6 and A45 are close by providing excellent travel links by car with Rushden Lakes accessible in under 5-minutes and Wellingborough train station in just over 10-minutes, with a popular commuter rail link to London.
- Offered for sale with NO CHAIN.
- Formally a Bank and since converted into a charming period home, the property requires modernisation whilst benefitting from retaining a wealth of character and charm, with thick exposed stone walls, period sash windows, original doors and wood panelled walls, exposed beams and original flooring.
- Entrance through the period solid timber front door leads into an inviting reception hall. There is stone floor in what was originally the entrance hall, and the room has been remodelled to provide a welcoming open plan space. There is a solid oak herringbone parquet floor, two windows with low level window seats to the front and a cast iron open fireplace with a solid marble mantel piece. Original timber double doors provide access to the stairs to the first floor, whilst a further period door leads down to the cellar.
- A formal dining room featuring timber panelled walls, two windows to the front with window seats beneath and a wonderful exposed stone fireplace with a deep storage cupboard to one side. Although set out as a dining room, the generously sized room offers excellent versatility for a variety of uses.
- Well-proportioned kitchen featuring ceramic tiled flooring, LED downlights, a generous pantry cupboard, a bay window looking onto the courtyard garden and a glass and timber stable door providing access to the rear. The fitted kitchen includes an array of stainless steel fronted units, a central island unit incorporating the stainless steel sink and additional storage, and the range cooker sits within the original inglenook fireplace with an impressive exposed beam.
- Ground floor shower room offering an excellent degree of space, two windows to the rear elevation and a three piece suite to include a low-level WC, an oversized wash hand basin built into a vanity unit, and a large walk-in shower with a traditional style overhead rainwater style shower head.



Property Highlights

- Separate utility room with space and plumbing for a washing machine (not included), a door to the airing cupboard and housing the floor mounted gas fired boiler.
- Formally the bank vaults in the basement offer generous amounts of storage space.
- The impressive stairs dogleg up to the first floor where you are greeted by a wonderful unexpected open plan living/family room, spanning the width of the property. The room is beautifully light from the five windows to the front elevation and boasts a picturesque view over Higham Town and the church spire beyond. There is ample space to arrange the room in a variety of ways and even the possibility to create further bedrooms if required (subject to relevant consent). There are deep silled windows with original timber shutters, exposed timber beams, a gorgeous open inglenook fireplace and exposed stone walls. In addition to this there is a door to the separate first floor WC and a further staircase to the top floor.
- First floor WC, accessed from the living/family room and featuring a window to the rear elevation, a WC with a traditional style high-level cistern and a wash hand basin built into a period solid timber statement piece with a marble top and brass taps.
- Four Bedrooms in total, three of which are on the top floor and one on the first floor. The principal bedroom is situated on the first floor and is a naturally light room from the window to the rear elevation and the french doors that lead to the balcony. There is an array of fitted storage beside and above the bed, and an en suite shower room concealed through what looks like wardrobe doors. The en suite shower room includes marble tiled walls, a large wall mirror and a three piece suite to include a low-level WC, a pedestal wash hand basin and a shower enclosure.
- There is a large balcony accessed from the principal bedroom with a timber decked floor, an iron flailing and a view over the courtyard garden below.
- There are three Bedrooms on the top floor, bedroom two and three are double sized rooms with a great degree of character from the unique ceiling heights and exposed beams, and the two rooms on the front elevation benefit from a stunning elevated view over Higham Ferrers Town and the Church beyond.
- Family bathroom, situated on the top floor with marble tiled walls, a modern towel radiator and a three piece suite to include a low-level WC, a pedestal wash hand basin and an enamel tile enclosed bath.

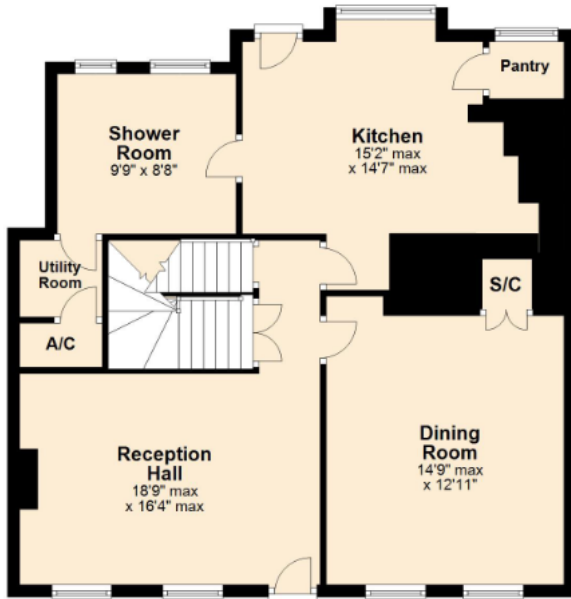


Outside

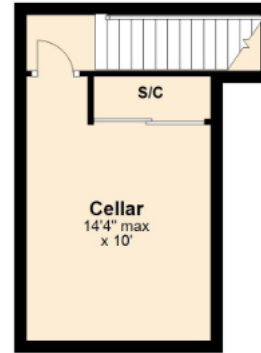
The Property occupies a fantastic central position in the oldest part of Higham Town Centre and boasts a great degree of curb appeal. The front door is accessed directly from Market Square and the rear access is gained via Hind Stile.

The charming rear courtyard garden has been designed with low maintenance in mind but with a mature cottage garden feel. There is a hard standing paved patio ideal for entertaining, raised planted borders and a secure gate to the rear providing pedestrian access. There is a stone-built car port sat to the rear of the courtyard providing off road parking for one small vehicle and an electric roller door to the front, and in addition to this there is an outside tap and external lighting.

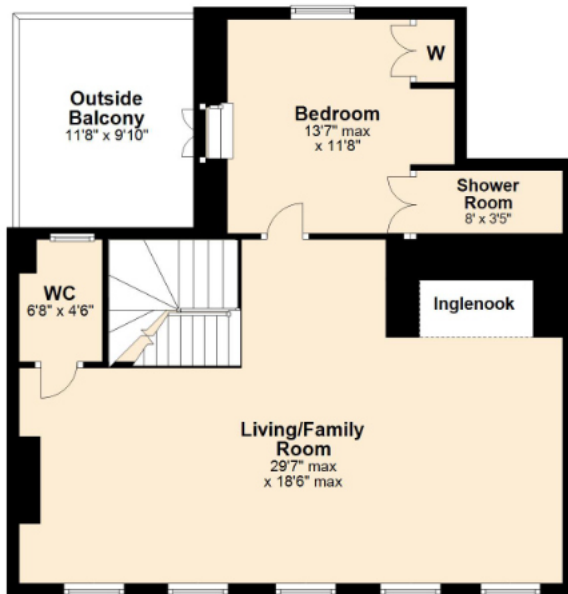
Ground Floor



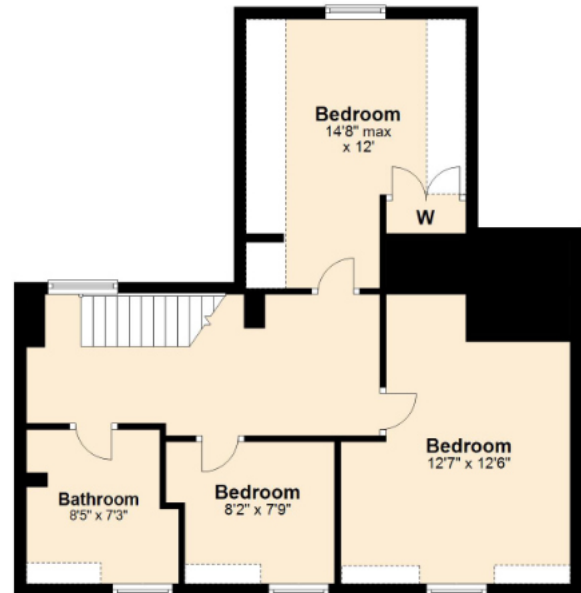
Cellar



First Floor



Top Floor



Total Area Measurements (Approx.)

2426.10 sqft / 225.39 sqm inc. Cellar & exc. Balcony

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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