

“Bold & Beautiful”



**HENDERSON  
CONNELLAN**

ESTATE AGENTS



## “Bold & Beautiful”

Converted from a period stone barn, this impressive family Home boasts a charming blend of gorgeous character and charm, excellent proportions, a popular open plan layout, and a splendid modern finish.



Orchard Court,  
Finedon,  
NN9 5SE



## Property Highlights

Nestled into an exclusive one-off development, the Property is tucked into a private enclave of just three properties accessed via electric double gates. Finedon town and its amenities are close-by and there is easy access onto the A6, a hub for convenient travel by car to the A14, M1 and Bedford. The ever-popular Rushden Lakes is around a 10-minute drive away, whilst Wellingborough train station is accessible in under 10-minutes and boasts a popular commuter rail link to London.

Grade II listed, this exceptional Barn Conversion exudes the character and charm you would expect, with thick stone thick walls, large unique windows, and vaulted ceilings. In contrast to this, there is a perfect combination of character and modern finishing touches to include solid oak internal doors, a wet underfloor heating system to the ground floor and high-specification Kitchen and Bathrooms. (Listing entry number - 1040636)

Entrance through the composite front door leads into the inviting Entrance Hall with Travertine tiled flooring, stairs rising to the First Floor and a door providing access to the ground floor WC.

Impressive open plan Kitchen/Dining/Family Room with a vaulted ceiling measuring over 12ft in height. There are steps down from the Entrance Hall, an attractive Travertine tiled floor, French doors and windows to the Garden, two Velux windows and ample space to arrange furniture in a variety of ways.

The fitted Kitchen includes high-quality painted hardwood eye and base level units with inset doors and topped with a gorgeous leathered granite worktop. There is a central island unit providing additional storage and an overhang from the granite worktop creates a breakfast bar space which is ideal for entertaining whilst cooking. In addition to this there is a stainless steel sink and draining board, space for an American style fridge freezer (not included) and integrated appliances to include a dishwasher, two 'BOSCH' low-level ovens, a 'BOSCH' five-ring induction hob and a bespoke chimney style extractor hood.



## Property Highlights

Separate Utility Room with a high vaulted ceiling, shaker style eye and base level units, a Belfast sink, Travertine tiled floor, space and plumbing for a washing machine (not included), and a door into a useful storage cupboard.

Separate ground floor Office, generously sized and offering a potential fifth bedroom on the ground floor if desired. The Room would make for a great working from home space, snug, music room and much more.

The stairs flow up to the first floor Landing with a painted balustrade and exposed oak handrail. As you reach the top of the stairs there is naturally light Landing that spans the width of the top floor, providing access to the rooms and with three Velux windows in the ceiling injecting an abundance of natural light.

Family Bathroom, finished to a high standard with timber effect Luxury Vinyl Tiled flooring, travertine tiled splashbacks, a white heated towel radiator, a Velux window and a 'RAK Ceramics' four piece suite to include a low-level WC, a floating style wall mounted wash hand basin, a bath, and a corner shower enclosure with concealed pipes and a rainwater style shower head.

Four Bedrooms, all of which are double in size and benefit from generous built in wardrobes with solid oak doors. Due to the age and character of the Property, the windows provide a great sense of character and uniqueness to each room, whilst flooding the spaces with natural light. There is one bedroom that also benefits from an en suite Shower Room with Luxury Vinyl Tiled flooring, travertine tiled walls, a Velux window, a white heated towel radiator, and a three piece suite to include a low-level WC, a floating style wall mounted wash hand basin and a shower enclosure.



## Outside

This wonderfully converted barn occupies a fantastic position in a one-off built exclusive development. There is an electric gate that allows access to the gravelled driveway that is shared with just two other executive homes. As you pass through the gate, the driveway flows to the private driveway with off road parking.

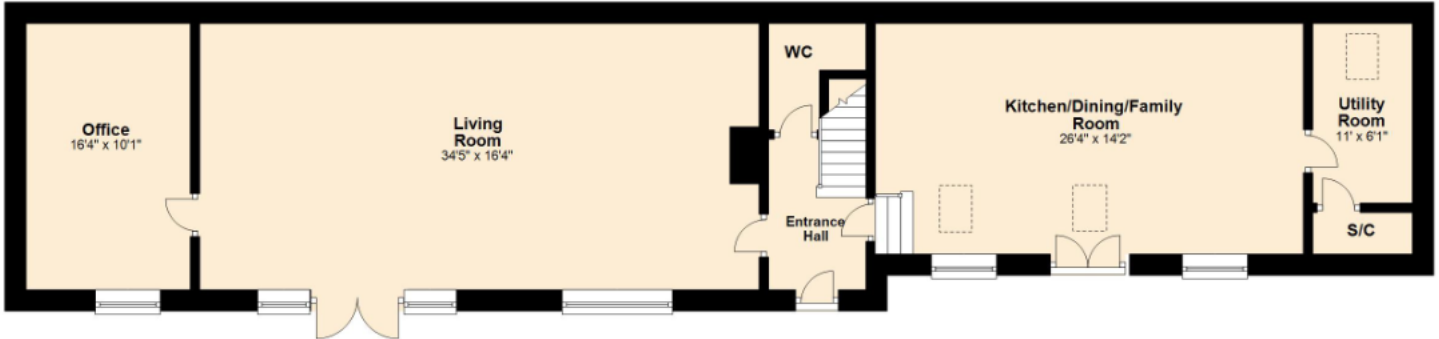
A high-level fence encloses the Garden that is predominantly located at the front of the Property, and a secure timber gate from the driveway allows access into the Garden.

The Garden boasts a popular south-west facing aspect, making for a perfect sun trap, and there are two separate lawn areas, a block paved patio by the Kitchen, ideal for entertaining and a further Indian Sandstone patio flows from the French doors of the Living Room providing additional entertaining space. In addition to this, there is an array of contemporary outside lighting, external power sockets and an outside tap.

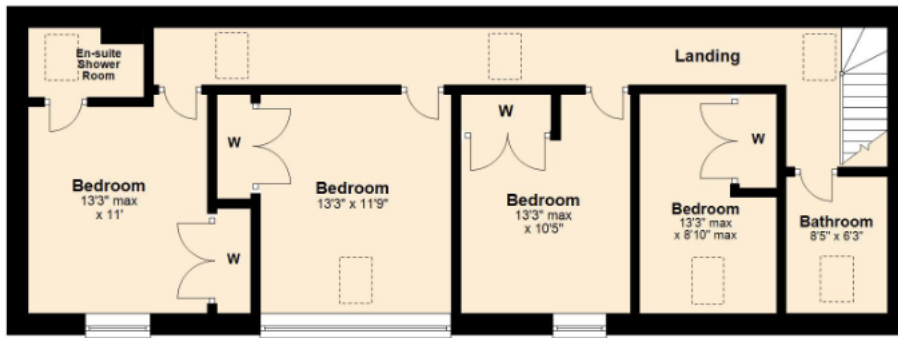


# Floorplan

Ground Floor



First Floor



**Total Area Measurements (Approx.)**  
 House 2254 sqft / 209.40 sqm

\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions. Please note that the red outline in the aerial image denotes the visible boundaries and is not a true reflection of the official boundaries. Please contact us to see the Land Registry title plan.

