

“More Than Meets The Eye”



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As well as a truly impressive three bedroom semi detached period Home, this unique Property also includes a substantial 1407 sqft detached Coach House at the rear providing the flexibility for a number of possibilities such as Airbnb, running a business, multi-generational living, space for a growing family, and much more!



39 Finedon Road,
Irthlingborough,
NN9 5TY





Property Highlights

- Beautifully presented three bedroom semi-detached property with an truly impressive detached Coach House with an annexe, workshop, garage and two bedroom apartment situated at the rear.
- The House measures approximately 1492 sqft, whilst the detached Coach House to the rear measures approximately 1407sqft. Although currently used as an annexe, a first floor two bedroom apartment and a workshop, the detached building offers a host of flexibility for running a business from home, continuing to run an Airbnb to generate income, but also as a generous detached annexe for multi-generational living.
- Situated in the heart of Irthlingborough and nestled into one of the most desirable streets in the town. The town centre is within a stone's throw and the A6, A45, Rushden Lakes and Wellingborough are within close proximity. Wellingborough train station boasts a fantastic commuter rail link to London and is just over a 10-minute drive away.
- The Property boasts an array of character features to include original floorings, deep moulded skirting boards, ornate covered cornicing and ceiling roses, period fireplaces and much more.
- Entrance through the composite front door leads into the stunning Entrance Hall with the original Minton tiled floor, an ornate arch, the original staircase with period newel post and balustrade, a section to the rear with a period terracotta tiled floor, and access to the under stairs cupboard.
- Generously sized Living Room with a feature square bay window to the side elevation, glass panelled French doors with sidelight windows to the Dining Room, an oak door from the Entrance Hall, exposed timber floorboards, an ornate ceiling rose, high-level picture rail and period covered cornicing. In addition to this there is a high quality 'Tiger' wood burner inset into the chimney breast with an oak mantle piece and shelves fitted either side of the chimney breast.
- Formal bay fronted Dining Room with an original sash window, period style cast iron fireplace, surround and mantle piece with a modern gas insert, glass panelled French doors with sidelight windows and a solid oak internal door to the Entrance Hall.
- Separate Snug providing flexible accommodation between the Entrance Hall and Kitchen. There is a generous square bay window to the side elevation, attractive ceramic floor tiles that seamlessly flow through to the Kitchen, a solid oak door from the Entrance Hall and to the Kitchen, and an inset 'Tiger' wood burner style gas fire in the chimney breast.



Property Highlights

- Gorgeous country-style Kitchen/Breakfast Room with LED down lights in the ceiling, French doors with a sidelight window to the Garden, and a high specification Kitchen comprising of an array of painted solid timber shaker style units topped with an oak work surface, a ceramic one and half bowl sink with a draining board and a monobloc tap, a breakfast bar area ideal for entertaining and appliances to include an integrated dishwasher, a washing machine and tumble drier, a freestanding 'SMEG' range cooker and a freestanding 'Siemens' fridge/freezer.
- Ground floor WC with a window to the side elevation and a modern two piece suite to include a low-level WC and a compact wash hand basin fitted onto an oak work surface with storage beneath.
- The stairs flow up to the first floor Landing with a generous ceiling height, solid oak doors to the rooms and a high-level picture rail.
- Three double Bedrooms, all of which have been attractively decorated and are naturally light rooms. Bedroom One incorporates wardrobes built into the recess either side of the chimney breast, an original cast iron fireplace with period tiled hearth and surround, a high-level picture rail and three windows to the front elevation. Bedroom Two boasts a dual aspect from the windows to the side and rear elevation and also features timber effect laminate flooring, whilst the third Bedroom features a window to the side elevation and a useful airing cupboard.
- Modern Shower Room thoughtfully designed to maximise the space with a ceramic tiled floor, travertine tiled splashbacks, a chrome heated towel rail, and a three piece suite to include a low-level WC, an oversized wall mounted wash hand basin and a generous shower enclosure with a rainwater style shower head and handheld attachment.



Property Highlights – The Coach House

- The Coach House is a detached Annexe, Workshop, Garage and Apartment situated at the rear of the Property with a separate address. The Coach House measures approximately 1407 sqft and provides the flexibility to be used as an annexe, to run a business from home and also as an Airbnb. The first floor of the Coach House has been used as an Airbnb, achieving in the region of £100 per night. Although used as an Airbnb sporadically, the property has been regularly sold out, thus providing a fantastic income.
- The Coach House is heated with electric panelled heaters and a wood burner. There are solar panels fitted to the roof that provide free electricity when generating solar energy, and there is currently a plan in place to sell the additional unused electricity back to the grid for an additional income.
- Entrance through the uPVC front door leads into the Entrance Hall with two feature arch windows injecting natural light, and there is a small area for coat and shoe storage. There is a door leading through to the ground floor Annexe and Workshop, and stairs rise up to the first floor Apartment.
- Ground floor Utility Room/Kitchen area with an array of storage units topped with roll top work surfaces, a stainless steel sink and draining board, and space and plumbing for laundry appliances (not included). There is an internal door leading into the Workshop and a door to the Annexe Garden Room.
- Impressive Annexe Garden Room, a naturally light room with French doors and sidelight windows to the Garden, engineered oak flooring, a generous degree of space for a flexible layout, and a fantastic cast iron wood burner.
- Study/Office with a timber and obscure glass door from the Living Room, and a window to the rear elevation.
- Ground floor Shower Room featuring a three piece suite to include a low-level WC, a pedestal wash hand basin with a travertine tiled splashback, and a corner shower enclosure with an electric shower.



Property Highlights – The Coach House

- Workshop Room, currently used as an art printmaking studio but offering flexibility for a host of other uses. The Room features a door through to the oversized Garage and a sliding door to the Store Room, providing 12'8" x 4'9" of useful storage space.
- Oversized Garage measuring 22'9" in length and with an impressive height of 11'8". Originally built to house a campervan, the Garage benefits from an oversized front door and a door and window to the rear providing access to the Garden.
- The stairs rise from the Entrance Hall of the Coach House to the first floor two bedroom apartment with a solid oak and glass panelled door that leads into the gorgeous Kitchen.
- Beautifully finished Kitchen featuring a high quality engineered oak floor, LED downlights in the ceiling, a solid oak and glass panelled door providing access from the stairs, a useful pantry cupboard, rustic shelving with lights beneath, and a modern Kitchen to include white high gloss storage units with soft close feature, an inset ceramic sink with a contemporary tap and hose feature, metro tiled splashbacks, an induction hob, a high-level oven, dishwasher, fridge, and a freezer.
- Living/Dining Room featuring a continuation of the engineered oak flooring, dual aspect windows, timber panelled walls, an electric panel heater and ample space for living and dining furniture. There is also an 'LG' wall mounted inverter air-conditioning unit that cools and heats.
- Two Bedrooms, the main Bedroom is a generous double sized room comprising of dual aspect windows to include a bespoke made fire escape, timber panelled walls, and a built-in wardrobe.
- Modern Shower Room with a chrome heated towel rail, tiled splashbacks and a three piece suite to include a low-level WC, a wash hand basin built into a useful storage cabinet and a generous shower enclosure with an electric shower over.

Outside

This picture-perfect Property occupies an enviable position on the desirable street boasting a great deal of curb appeal. The neat frontage comprises of a block paved driveway providing off road parking for two vehicles, a double timber gate providing secure access to the rear garden and a low-level brick wall and well stocked planted border. There is a step leading to the front door with a period tiled floor and ornate arch providing cover from the weather. A separate driveway with shared access flows down the side of the neighbouring property leading to the further off road parking with a covered car port, log store, a secure gate to the Garden and an oversized electric roller garage door providing access into the Garage. The cottage-style rear Garden has been beautifully landscaped and maintained complementing the age and style of the Property. There is a period red brick wall enclosing the Garden, a part stone and block paved section by the House and Coach House with raised planted borders and a timber pergola providing a fantastic entertaining space. The Garden flows past the Coach House with a circular paved feature patio, a gravelled area and an area of artificial lawn with surrounding well stocked planted borders. Steps lead up to a raised timber deck, thoughtfully positioned to catch the sun with a timber pergola providing a great place to enjoy afternoon drinks in the Garden. In addition to this, there is an array of lighting throughout the Garden making for a beautiful atmosphere as the night draws in, external power sockets, an outside tap and an awning above the French doors of the Coach House.



Floorplan

