



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Leys Road,
Earls Barton,
NN6 0ET

"Kids, Family, Hobbies and Friends"

There is room for everyone in this exceptional detached residence, perfectly nestled down a private road in the heart of Earls Barton. This exclusive property offers a rare blend of secluded tranquillity and convenient village living, boasting an expansive plot and a detached annexe, ideal for multi-generational living, home businesses, or even an income-generating Airbnb.





Property Highlights

Occupying a generous plot of just under a quarter of an acre, this impressive home provides ample space both inside and out. The property's prime location offers the best of both worlds: a peaceful, private setting yet just a short walk to Earls Barton's bustling centre. For commuters, the A45 and A4500 are easily accessible, and both Northampton and Wellingborough train stations are just over a 10-minute drive away, providing swift rail links to London.

A standout feature is the detached cedar-clad annexe, situated within the grounds of the rear garden. Thoughtfully positioned to ensure privacy from the main residence, this fantastic space offers incredible flexibility. It's ideal for multi-generational living, providing independent accommodation for family members, or could serve as a dedicated space for running a business from home. Alternatively, it presents an exciting opportunity for additional income as an Airbnb.

Step through the solid timber front door into the inviting Entrance Hall, featuring attractive timber-effect flooring, oak veneer doors leading to the principal ground floor rooms and stairs rise to the first floor, revealing an impressive gallery-style landing.

The impressive and extensive Living Room is a true focal point, exuding character with its timber-effect ceiling beams and a magnificent inglenook-style fireplace. This captivating fireplace boasts attractive herringbone-style exposed brick surround and hearth, a cast-iron flue, and delightful stained-glass windows on either side. A generous bay window overlooks the driveway, while large double doors with sidelight windows provide seamless access to the conservatory, flooding the room with natural light.

Additional Reception Room, currently utilised as a TV room, offers versatility. It features an exposed stone wall with a further inglenook-style feature fireplace and exposed period red brick hearth (not a real chimney), while natural light abounds from a side window, a charming circular porthole-style window, and a front bay window. Glazed timber double doors connect to the entrance hall and this flexible space could easily transform into a formal dining room, a playroom, or an additional ground-floor bedroom if desired.

The Kitchen/Dining Room is designed for modern family living and entertaining. The timber-effect flooring flows seamlessly from the entrance hall, complemented by LED downlights. There's ample space for a large dining table in the centre, an oak veneer door to the utility room, and a glass-panelled door to the conservatory.



Property Highlights

The well-appointed fitted kitchen comprises an array of eye and base level units, ceramic tiled splashbacks, a stainless steel sink and draining board, and appliances including an integrated dishwasher and a freestanding 'CDA' range cooker. Space is also provided for an American-style fridge/freezer which is available under separate negotiation.

The separate Utility Room features timber-effect laminate flooring, a stable door with a sidelight window to one side, and a window to the rear overlooking the garden bar. It offers additional low-level storage, worktop space with a stainless steel sink and draining board and plumbing for two under-counter laundry appliances (not included).

A generous UPVC constructed Conservatory provides a wonderful extension to the living space. Featuring porcelain tiled flooring, double-glazed windows over a low-level brick wall, and French doors leading out to the timber deck and bar area, it's perfect for year-round enjoyment. Double doors connect to the living room, and a glass panelled door provides access to the kitchen.

Ground floor WC benefitting from a window to the front elevation and a two piece suite to include a wash hand basin and a low-level WC.

Stairs ascend to the First Floor Landing, an unexpectedly spacious area with a gallery-style banister. A charming window seat beneath the front window offers a peaceful spot, while a door leads to the airing cupboard and further stairs flow up to the top floor accommodation.

First floor Office providing a useful work from home space. Although currently used as an office, there is scope for the room to be used as a nursery or even converted to create an en suite from the adjacent bedroom, if desired (subject to relevant consent).

The first floor hosts four generous double bedrooms, while there is an additional double bedroom on the top floor. The impressive Principal Bedroom Suite is an excellent size, boasting a part-vaulted ceiling, useful low-level storage, built-in wardrobes, and LED downlights. Its modern En Suite Shower Room features ceramic tiled floor and walls, LED downlights, a chrome heated towel radiator, a side window, and a three-piece suite including a low-level WC with a concealed cistern, a wash hand basin built into a storage unit, and an oversized shower enclosure with a thermostatic shower. Bedroom Two is an excellent guest bedroom or an ideal space for teenagers, offering generous built-in wardrobes including a dressing table and LED downlights. Bedroom Three also benefits from built-in storage.

The Family Bathroom is a great size, with ceramic tiled floor and walls, a tall chrome heated towel radiator, and a useful linen storage cupboard. It comprises a three-piece suite including a low-level WC, a wash basin built into a useful storage/vanity unit, and a corner Jacuzzi-style bath with an attractive travertine tiled splashback, mixer taps, and a handheld showerhead.

From the first floor landing, stairs continue to the Top Floor, where you'll find a spacious double bedroom. This room offers ample storage within the eaves space and benefits from a generous Velux Roof Balcony, providing abundant natural light, a balcony feel once fully opened and a wonderful outlook over the garden.

The Top Floor Shower Room features ceramic tiled floor and walls, eaves storage on two sides, a chrome heated towel radiator, a Velux window, and a three-piece suite comprising a low-level WC, a wash hand basin built into a useful storage unit with a freestanding tap, and a shower enclosure with a travertine tiled splashback and a thermostatic shower.

A separate detached double garage provides additional parking, accessed via two manual up-and-over doors and benefits from lighting, power, a water tap, and houses the Worcester gas-fired central heating boiler.





The Annexe

The fantastic, cedar clad detached Annexe, situated towards the rear of the garden, is perfectly positioned to provide a private feel from the main residence. A glass panel uPVC door with a generous sidelight window leads into this versatile space.

The main Living Area features an open-plan layout flowing into the kitchen area, with generous Velux windows providing ample natural light in both the living and kitchen areas. A period-style inglenook fireplace with a cast-iron multi-fuel burner and an attractive hardwood timber mantelpiece creates a cosy focal point, while to one side of the fireplace, a hand-built cupboard with shelving adds practicality and charm.

The Living Room flows seamlessly into the open-plan Kitchen/Dining space, featuring shaker-style eye and base level units, rolltop work surfaces, ceramic tiled splashbacks, a stainless steel sink and draining board, and integrated appliances including a fridge freezer, a five-ring Neff hob, and an extractor hood. Space is also provided for an oven, if desired.

The annexe boasts a generous double-sized Bedroom with a window that looks out onto the garden and its en suite Bathroom features a Velux window, chrome heated towel radiator, LED downlights, and a three-piece suite including a low-level WC with a concealed cistern, a wash hand basin built into a useful vanity unit, and a panel-enclosed P-shaped bath with a fitted shower screen and a thermostatic 'Grohe' tap and mixer shower over.





The Grounds

This deceptively large property is tucked away down a private gravel driveway shared with just a few other exclusive executive homes. The gravel driveway provides off-road parking for three vehicles and access to the double garage, and secure gated access leads to the rear garden.

The rear garden is a true highlight, being larger than you might expect and occupying a generous plot. Period solid stone walls form the boundaries, enhancing its character and providing a wonderful sense of privacy and the garden's orientation ensures the ability to capture the sun throughout the entire day. A timber deck by the property features a covered area and a bar, creating a fantastic year-round entertaining space. Steps lead up to the main garden, which includes an additional deck to one side and an extensive lawn and footpath that flows seamlessly to the annexe at the rear. The garden boasts a mature and established feel, with an ancient apple tree, various other mature trees and shrubs, an array of external lighting, power sockets, an outside tap, a timber summer house, and a timber shed.



Ground Floor

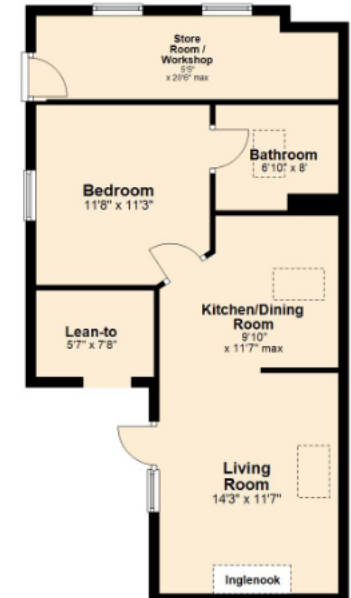


First Floor

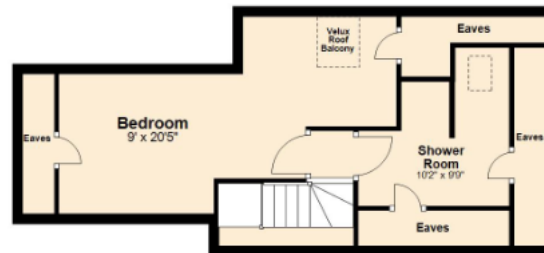


Annexe

Ground Floor



Second Floor



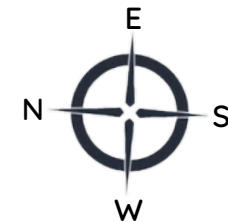
Total Area Measurements (Approx.)

House - 2648.40 sqft / 245.30 sqm (excl. Eaves)

Garage - 310.30 sqft / 28.83 sqm

Annexe - 506.70 sqft / 47.07 sqm (excl. Workshop)

Total - 3465.40 sqft / 321.20 sqm



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