



TOTAL FLOOR AREA : 3647 sq.ft. (338.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Located in the heart of this beautiful Northamptonshire village and handy for Twywell Hills and Dales
- Individually designed and built to blend into the historic surroundings in 1999 within the Twywell conservation area
- Bespoke double glazed timber window, gas central heating, pressurised hot water system
- Floor coverings throughout include, oak boards, wool carpet, ceramic tiling and natural fibre coverings.
- Reclaimed, grand architectural entrance doors set the scene for something special - book your viewing now

St Pauls House, Twywell, Kettering NN14 3AH

Nestled tranquilly in the heart of the picturesque village of Twywell we are please to offer as "joint sole agent" St Pauls House which is an individually designed home crafted from reclaimed stone sourced from the former St Pauls church in Northampton. This substantial detached home seamlessly blends a modern interior with a rich external narrative, offering discerning buyers a unique and captivating living experience.

Evident throughout the residence are subtle nods to its storied past, from the exquisite stained-glass top window to the meticulously preserved stone sills, each element contributing to the property's timeless charm and character.

Boasting exemplary accommodation, St Pauls House encompasses five generously proportioned double bedrooms, three bathrooms, three inviting reception rooms, and a seamlessly integrated kitchen that flows effortlessly into the garden room, creating an inviting space for both relaxation and entertainment.

Outside, there are delightful gardens, good parking facilities, a detached stone garage accommodating two cars also with mezzanine floor to form a studio once a staircase is installed. The wrap-around lawn is punctuated by a charming circular summer house.

St Pauls House represents a rare opportunity to own a meticulously crafted home of quality, where modern comforts harmoniously coexist with timeless charm. Embrace the essence of rural living while indulging in the luxury and sophistication that defines this exceptional property.



Tenure: Freehold
Energy Rating: C
Council Tax Band: G

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer.

Porch/Cloaks
3.5 x 1.3 (11'5" x 4'3")

Reception Hall



4.9 x 4.9 (16'0" x 16'0")

Wc
2.1 x 1.2 (6'10" x 3'11")

Lounge



5.5 x 5.5 (18'0" x 18'0")

Drawing Room



7.2 x 4.3 (23'7" x 14'1")

Study



4 x 3.9 (13'1" x 12'9")

Kitchen Breakfast Room



4.11 x 3.95 (13'5" x 12'11")

Garden Room



5.65 x 2.94 (18'6" x 9'7")

Utility Room
3.95 x 1.75 (12'11" x 5'8")

Landing



5.9 x 4.7 (19'4" x 15'5")

Master Bedroom



5.5 x 4 (18'0" x 13'1")

En Suite/Dressing Room



4.2 x 3.6 (13'9" x 11'9")

Guest Room



4.1 x 4 (13'5" x 13'1")

En Suite
4 x 1.7 (13'1" x 5'6")

Bedroom 3
4.3 x 3.4 (14'1" x 11'1")

Bedroom 4
4.3 x 3.6 (14'1" x 11'9")

Family Bathroom
2.34 x 2 (7'8" x 6'6")

Second Floor

Games Room/Studio
9.2 x 4 (30'2" x 13'1")

Garden

Double Garage

Summer House

