



**Barlows Lane, Wilbarston, Northants, LE16 8QB**



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**SHELDON  
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# Property Description

Substantial four bedroomed Grade II listed detached former farmhouse of immense charm and character offering potential for modernisation and improvement with extensive outbuildings including a detached listed barn, gardens and paddock extending to approx. 0.45 acres (0.182 hectares) in total located within the highly desirable north Northamptonshire village of Wilbarston.





## Key Features

- Detached period former farmhouse
- Late 17th century origins
- Grade II Listed
- 4 reception rooms
- 3/4 bedrooms
- Scope for restoration and improvement
- Gardens and small paddock
- Extensive outbuildings
- Barn with potential subject to planning
- Lovely village setting

**Offers Around  
£695,000**

Believed to date back to the 17th century, retaining a wealth of period features including stone mullioned windows, exposed beams and an inglenook fireplace, this predominantly ironstone and limestone built family home offers excellent potential for further extension and modernisation, subject to planning.

With the benefit of gas fired central heating, the exceptionally spacious and versatile interior includes an entrance hall, lounge, drawing room with feature fireplaces, study, boiler room, dining room with inglenook fireplace, fitted kitchen with pantry and utility.

On the upper floor off a rear landing are three double bedrooms and a family bathroom. Approached via stone steps is a wonderful attic room/bedroom four with rare cruck beams. There is also a huge attic space with excellent potential, again, subject to planning and building regs.

The property has the advantage of extensive outbuildings, a former milking parlour, garage and stores. A farm gate provides access to extensive off road parking and a double garage, and there is a beautiful detached barn offering excellent potential for alternative uses, again subject to planning.

To the rear of the house are stone walled gardens with a lawned area, vegetable patch, aluminium framed greenhouse and patio areas, immediately to the rear of which is a small paddock.

#### LOCATION

The picturesque village of Wilbarston lies on the edge of the Welland Valley and has a public house, primary school and shop/post office/cafe. More comprehensive range of shopping and supermarket facilities are available in the nearby towns of Market Harborough and Corby. Market Harborough has restaurants, bars, professional services, independent boutiques, leisure centre and a theatre. Market Harborough also has mainline services to London St Pancras with its Eurostar link, the A14 lies to the south and the M1 is accessible at junction 20.

#### GROUND FLOOR

##### ENTRANCE HALL

10'2" x 6'1"

Part glazed entrance door, staircase off with polished wood handrail, radiator.

##### LOUNGE

12'0" x 14'8"

Window to front with window seat, window overlooking the rear garden, exposed beam, brick open fireplace, radiator.

##### DRAWING ROOM

14'9" x 14'9" plus bay

Feature brick open fireplace, bay window to front, exposed beam, two windows to rear, radiator.

##### STUDY

10'7" x 8'1"

With exposed beam, window to rear, recessed double cupboard and radiator.

##### BOILER ROOM

15'4" x 5'10"

Window to front, built-in range of cupboards, Glow Worm central heating boiler with digital programming control unit, door to rear garden.

##### DINING ROOM

14'10" x 14'11" into inglenook

Windows to front and rear with display sills, feature inglenook with fireplace and recessed cupboard, radiator, exposed beam and double cupboards.

##### BREAKFAST KITCHEN

12'2" x 10'10"

With exposed beam, stainless steel sink unit, range of built-in cupboards and drawers, windows to two elevations, radiator, and walk-in pantry with shelving, door to side entrance.

#### FIRST FLOOR

##### LANDING

With stone mullion window to rear overlooking the gardens and paddock, exposed beams and radiator.

##### BEDROOM ONE

14'9" x 9'4"

Two windows to front, one with window seat, feature cast iron fireplace with brick and stone surround, recessed cupboards, radiator and exposed beams.

##### BEDROOM TWO

12'0" x 9'2"

Window to front with deep display sill, radiator, exposed beam and recessed double wardrobe.

##### BEDROOM THREE

15'4" x 9'7"

Stone mullion window overlooking the side garden, widow to front, beamed ceiling, radiator.

##### BATHROOM

15'1" x 6'0"

White suite comprising panelled bath, wash hand basin, low flush wc, built-in airing cupboard, radiator and linen store.





**LARGE ATTIC**

With high beamed ceiling, offering excellent potential, subject to planning and building regs.

**BEDROOM FOUR/FAMILY ROOM**

15'6" x 23'6" min/35'7" max

Approached via a steep stone staircase, this characterful room has ancient exposed beams including a wonderful cruck frame construction, windows to two elevations, central chimney breast above an inglenook below.

**OUTSIDE**

**REAR ENTRANCE LOBBY**

10'1" x 6'0"

Used as a laundry room with rear door out, windows, radiator, door to SEPARATE WC

**FORMER MILKING PARLOUR**

21'5" x 13'7"

Built of stone with window and two doorways to courtyard, door through to:

**GARAGE**

15'3" x 10'5"

With double doors to front.

**BRICK STORE**

10'1" x 6'2"

With power and shelving.

**LARGE STORE**

25'0" x 10'3"

With doors to front and rear.

**DETACHED STONE BARN**

36'4" x 12'0"

Grade II listed with window to gable end, stable type door to driveway, wooden door to garden.

**DETACHED DOUBLE GARAGE**

19'8" x 18'9"

Of brick construction with up and over door to front, rear window, side personal door, power and lighting.

Farm gate to side of barn with stone walled frontage opening into a concrete driveway leading to the garage, with lawned area, flower and shrub borders.

Attractive garden with stone walled boundaries, lawned area, flower and shrub borders, aluminium framed greenhouse, old water pump, former vegetable patch with raspberry canes, courtyard area to the rear of the side outbuildings. Small paddock area with post & rail fence.

**COVENANTS, WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

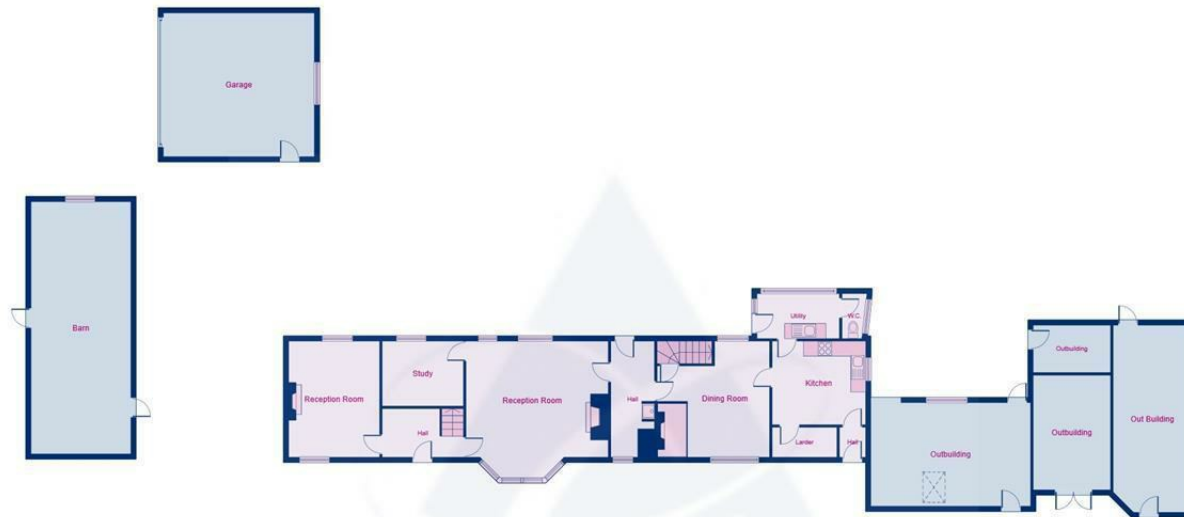
The paddock to the south and the farm buildings to the west have lapsed planning permission for residential development. The purchaser of the subject property will covenant not to object to future planning applications for the development of this land and farm buildings. The purchaser will also covenant to erect and forever maintain fencing or walling to the same height as the existing walls on the western boundary to the incomplete sections, within three months of the completion date. Further details from the selling agents. The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.

**EPC Exempt**

As the property is Grade II Listed, it is exempt from EPC regulations.

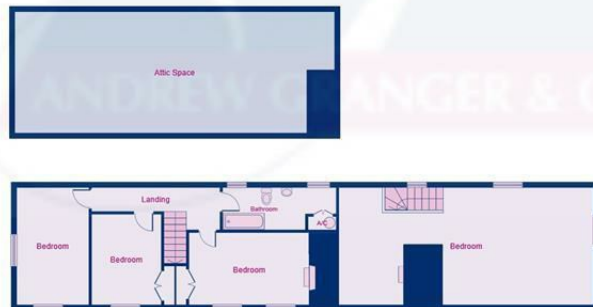


# Floorplan



## Ground Floor

Floor Area (Gross Internal) 117.7 sq.m. (1,267 sq.ft.) approx (Excluding Garage/Barn/Outbuildings)



## First Floor (Plus Attic Space, subject to development)

Floor Area (Gross Internal) 108.6 sq.m. (1,169 sq.ft.) approx

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EPC Rating -

Tenure - Freehold

Council Tax Band - E

Local Authority  
North Northants

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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