



**Hall Lane**  
Welford, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*







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## Hall Lane

Welford, Northampton, NN6 6HL

TOTAL AREA: APPROX. 249.1 SQ. METRES ( 2681.3 SQ. FEET)

**A BEAUTIFUL AND DECEPTIVE BARN CONVERSION WITH FANTASTIC VIEWS OF ROLLING NORTHAMPTONSHIRE COUNTRYSIDE AND IS LOCATED IN THE VILLAGE OF WELFORD ON A NO THROUGH ROAD WHICH LEADS TO FARM LAND.**

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### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN/ DINING / FAMILY ROOM
- UTILITY ROOM
- BEDROOM THREE
- EN-SUITE

### OUTSIDE

- DRIVEWAY
- GARAGE
- GARDENS

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### FIRST FLOOR

- LANDING
- BEDROOM ONE
- DRESSING ROOM
- EN-SUITE
- BEDROOM TWO
- EN-SUITE

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**£730,000 Freehold**





## THE PROPERTY

Enter via a beautiful wooden door into the charming hallway with stair case leading to the first floor. From the hallway you can access the cloakroom, third bedroom with en-suite and living quarters. The sitting room is dual aspect with views onto fields and driveway, and hosts a large log burner with stone surround. Walking towards the dining room you pass a stunning row of windows and doors that lead out to the manicured garden. The dining room has a fireplace, wooden beam and double doors into the spectacular kitchen diner.

The kitchen is a spacious room with vaulted ceiling, exposed beams and multiple windows offering views onto neighbouring fields and the garden. There is a large AGA, central island with granite work top, flagstone flooring, access to the utility room and a stable door leading to the garden.

Walking up the stairs you are presented by exposed beams and two bedrooms. To the left is the principal bedroom suite with a vaulted ceiling, exposed beams, dressing room, en-suite and field views. The second bedroom also benefits from a vaulted ceiling, exposed beam, en-suite and views towards the village and Church. Should a purchaser wish to create more bedrooms then the principal suite could be split into two turning the property into a four bedroom family home.

Drive down Hall Lane and turn right through wooden gates onto a large gravelled driveway providing ample off road parking. There is a double garage with electric door and ladder to loft storage. Attached to the garage is a home office which benefits from lovely views onto the rear garden. A gate from the driveway leads into a private and south facing garden which has been beautifully maintained and is mainly laid to lawn with an array of bedded plants, shrubs and trees, there is a paved patio area with steps up to the wide storm porch. At the end of the garden is a gravelled area with westerly facing field views perfect for watching beautiful sunsets over the local countryside.

EPC Rating E. Council Tax Band F.



## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.







## MATERIAL INFORMATION

Type	Barn Conversion
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	E
Electricity Supply	Ask Agent
Gas Supply	Ask Agent
Water Supply	Ask Agent
Sewerage Supply	Ask Agent
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Ask Agent
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

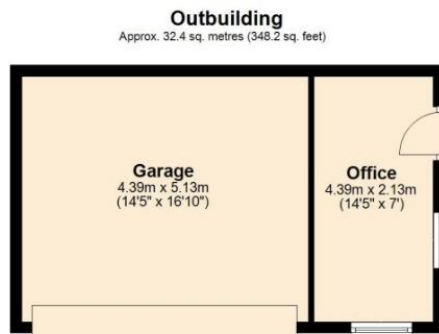
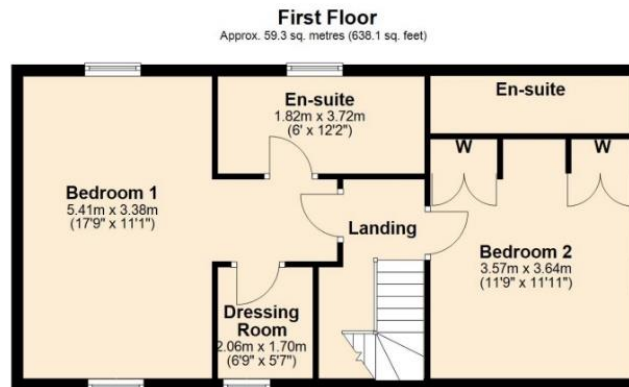
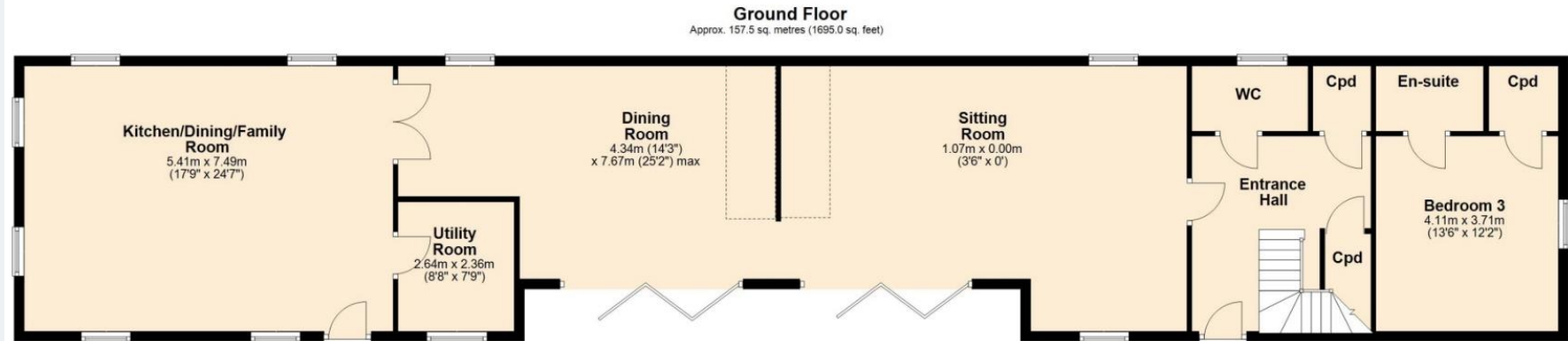
Once a prominent coaching stop during the 17th and 18th centuries, the village of Welford on the A5199 lies equidistant between Northampton and Leicester and is home to approximately 1000 residents. Its active community supports a newsletter, website, Parish Council, village shop/post office, village hall, sports playing field, pocket park and church. Whilst just outside the village is the award winning Welford Christmas Tree Farm. The village also has pre and primary schooling with secondary provision available in nearby Guilsborough along with a doctor's surgery, with pharmacy and hairdresser. Welford itself is also popular with walkers as the Jurassic Way passes through the village, though for those who prefer alternative methods of travel, its location and road links provide easy access to the A14, M1 and M6 for drivers and for rail users mainline stations can be found in both Market Harborough and Long Buckby.

## IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## FLOORPLAN

TOTAL AREA: APPROX. 249.1 SQ. METRES (2681.3 SQ. FEET)







☎ 01604 624900

✉ [thevillageagency@jacksongrundy.co.uk](mailto:thevillageagency@jacksongrundy.co.uk)

🌐 [www.jacksongrundy.com](http://www.jacksongrundy.com)



@jacksongrundyestateagents

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