

# STANION ROAD

BRIGSTOCK • NORTHAMPTONSHIRE



**Bletsoes**

— EST. 1881 —





# STANION ROAD

BRIGSTOCK • NORTHAMPTONSHIRE • NN14 1DZ

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*Home, work and play. This property combines all three and offers a degree of versatility which is hard to find. There is a well-presented family house and professionally run high quality kennels providing a growing income and all standing in 11 acres.*

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## SUMMARY

Modern family home with scope for expansion  
3 receptions · kitchen/breakfast room · utility  
3/4 bedrooms · 2 bathrooms (1 en-suite)

## OUTSIDE

Double garage · ample parking · large gardens  
High quality kennels licensed for 28 dogs  
Staff mobile home · office · grooming room  
Paddock land. In all totalling 11 acres

The Business has been rated five stars by East Northamptonshire County Council (Licence Number 18/03285/AWBK)

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Bletsoes, 49-51 High Street, Thrapston, Northamptonshire NN14 4JJ

## Situation

The popular and sought-after village of Brigstock lies just 7 miles from Thrapston and is one of the few local villages still with a range of facilities including village shops, primary school and medical centre. The nearby towns of Thrapston, Corby (5 miles), Kettering (10 miles), Uppingham (14 miles) and Stamford (18 miles) all offer an excellent range of shopping facilities, professional services, schools and recreational facilities. The village enjoys good access to the local communication network including A14, A43 and mainline rail services from both Corby and Kettering.

London – St Pancras from Kettering 59 minutes.

## Accommodation

The well-presented accommodation which is arranged over two floors benefits from gas-fired radiator central heating, sealed unit double glazing and briefly comprises:

The entrance hall has tiled flooring, built-in cloaks cupboard and stairs rising to the first floor with under-stairs storage cupboard. The lounge has dual aspect window to the front elevation and windows to rear aspect overlooking garden and paddock. The dining room has a feature fireplace with fitted log burner, window and French door to the conservatory. The L-shaped conservatory is a upvc construction on a brick base with vaulted ceiling, wooden flooring and French doors to the rear garden. The kitchen/breakfast room is fitted with a comprehensive range of modern kitchen





units incorporating a white ceramic one and half sink unit with base storage cupboards and drawers, Corian work surfaces and splashback, eyelevel storage cupboards and central island with breakfast bar.

There are a fitted range of Neff appliances including built-in double oven, split level 5 ring hob with extractor canopy, integrated dishwasher and fridge and freezer. Continuation tiled flooring and window to the rear elevation, the separate utility room has matching base and eyelevel storage cupboards, Corian work surfaces, tiled flooring, plumbing for washing machine, door to garage, window to front elevation and cloaks/w.c. comprising suite of low level w.c., vanity wash hand basin, tiled flooring and wall ceramic tiling.

On the first floor via stairs and landing. The master bedroom has a window to the side elevation and two windows to the rear elevation enjoying open country views. There is an en-suite comprising Jacuzzi spa bath, vanity wash hand basin, low level w.c., full floor and wall ceramic tiling and glazed window to the side elevation. Bedroom two has been created from two separate bedrooms and could easily be reinstated as such as Bedroom 4. There is a built-in double wardrobe and windows to both front and rear elevations enjoying open country views. Bedroom three has a built-in double wardrobe and overlooks the rear elevation with open views beyond. The family bathroom comprises a full suite of double sized shower cubicle, vanity wash hand basin low level w.c., full floor and wall ceramic tiling and glazed window to the rear elevation.



## Principal Measurements

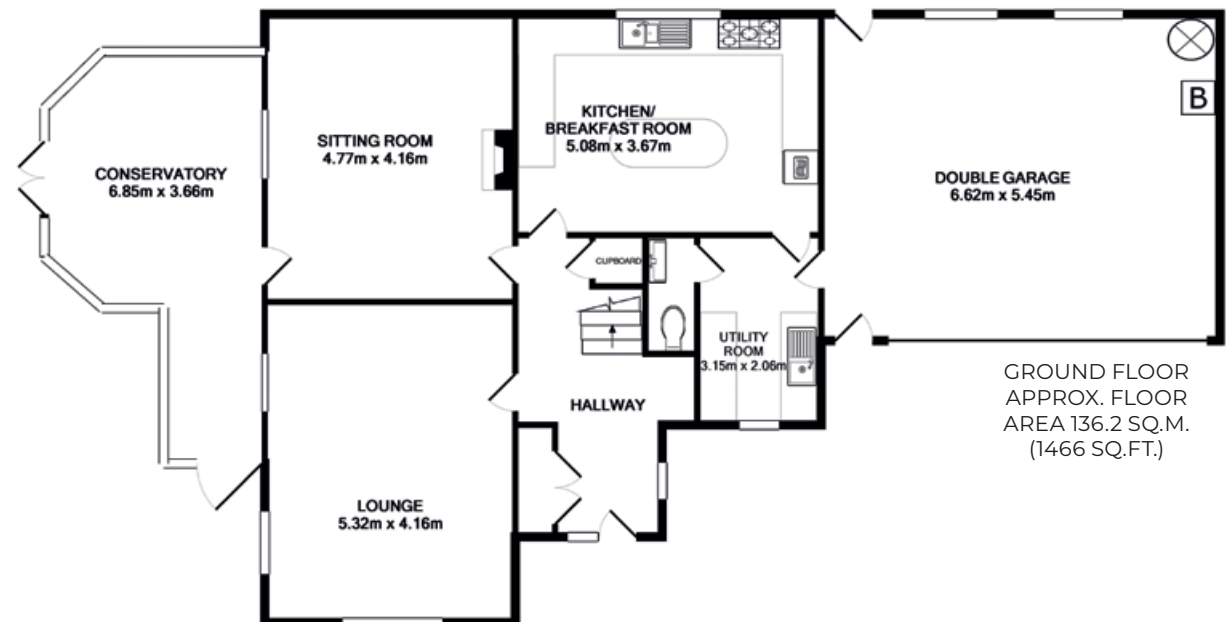
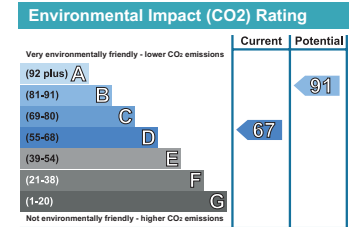
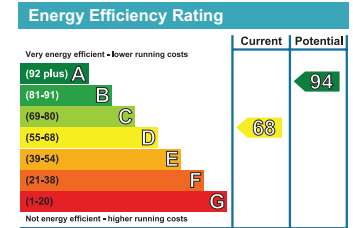
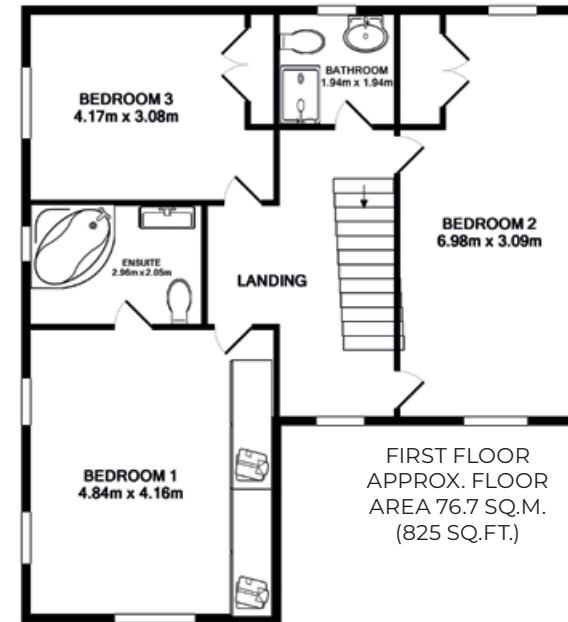
Lounge	17'6" x 13'8"
Sitting room	15'8" x 13'8"
Conservatory	23'4" max x 11'10" max
Kitchen	16'8" x 12'11"
Bedroom one	15'11" x 13'8"
Bedroom two	22'11" x 10'2" (two rooms combined)
Bedroom three	12'1" x 10'2"

TOTAL APPROX. FLOOR AREA 212.8 SQ.M. (2291 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

### Important Notice

Bletsoes for themselves and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation it shall be referred to the arbitration of the Selling Agent whose decision shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agent shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: July2019.









## Outside

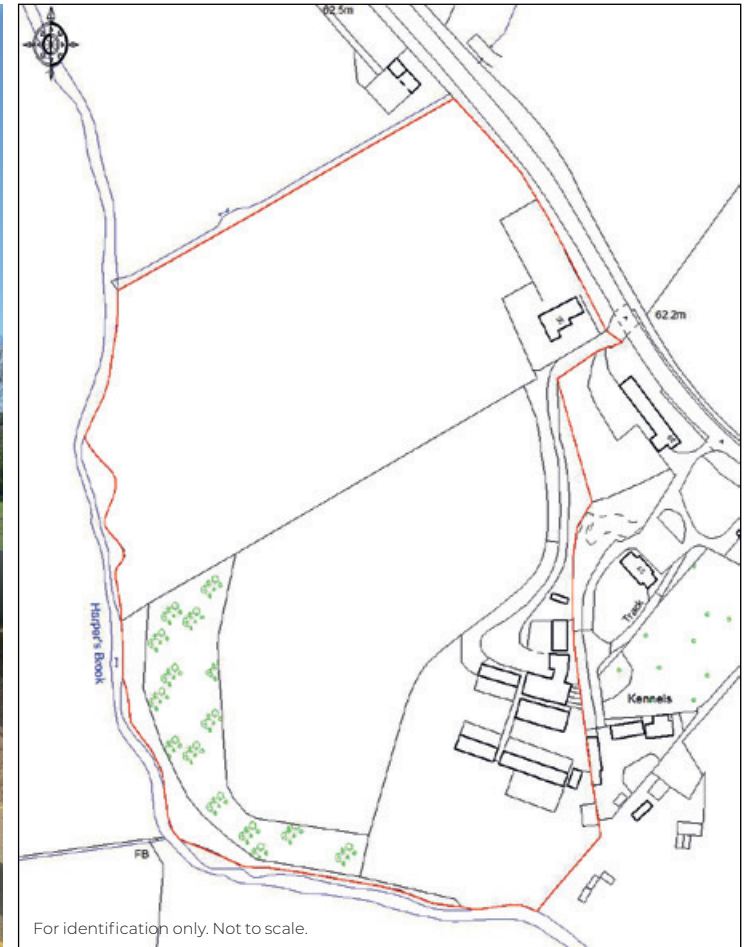
The main gated driveway leads to the ample off-road parking and attached double garage via electric roller door, tiled flooring, eaves storage, gas fired central heating boiler with Mega flow system, window and door to rear elevation. The large side and rear gardens are subdivided and principally laid to lawn, the whole being fully enclosed.



## The Site

The driveway continues past the house and leads to approximately 4,800 sq.ft. of purpose-built kennels and ancillary buildings. There is ample staff and visitor off road parking. The refurbished range of kennels has a licence to house 28 dogs. There is a reception and office with kitchen and w.c., two kennel blocks of 10 and 12 respectively and a quarantine unit for 2 with space capacity for 2 more. There is fully kitted grooming room and an additional block for conversion to expand the business. In addition, there is a 2-bedroom mobile home providing staff accommodation.

The pasture land is split into a number of paddocks and is principally post and rail fenced



## General Information

### Tenure

Freehold

### Outgoings

Council Tax Band F

### Local Authority

East Northants District Council

### Viewing

Strictly by appointment with Bletsoe Estate Agents

### Money Laundering

To comply with current Money Laundering Regulations, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.



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