



1 The Barns, Duchess End, Mears Ashby, Northamptonshire, NN6 0EB

HOWKINS &  
HARRISON

1 The Barns, Duchess End,  
Mears Ashby,  
Northamptonshire, NN6 0EB

Guide Price: £650,000

A most attractive stone built property constructed in the late 1980's situated in the highly regarded village of Mears Ashby

#### Features

- Impressive stone built property
- Sitting room with Inglenook fireplace
- Kitchen/breakfast room
- Dining room
- Family room
- Utility room & cloakroom
- Master bedroom with walk in wardrobe and en-suite
- Guest bedroom with en-suite
- Two further double bedrooms
- Family bathroom
- Driveway parking
- Well tended gardens



## Location

Mears Ashby is a popular conservation village lying in open countryside between the county towns of Northampton and Wellingborough. It boasts a popular public house, primary school along with church, playing field and is within a short distance of Beckworth Emporium with its garden centre, food hall and restaurant. Rushden Lakes, with its extensive shopping, leisure, restaurants and cinema, is within a 15 minute drive.

Further independent schools can be found in Wellingborough, Spratton, and Maidwell, with Northampton High School also in close proximity.

The towns of Wellingborough, Kettering and Northampton are all within easy reach providing an extensive range of shopping and leisure facilities. Train services are available from Wellingborough into London St Pancras and Northampton into London Euston.

The village is surrounded by open countryside providing access to footpaths, bridleways and country lanes for walking, cycling and riding enthusiasts. The village is within walking distance of Sywell Country Park and is a short drive from Pitsford Reservoir providing sailing and trout fishing together with circular cycle route and foot path.



## Ground Floor

The entrance hall has stairs that rise to the first floor accommodation and painted wood panelling to waist height which continues to the stairs, landing and cloakroom, double doors lead into the sitting room which features an inglenook fireplace with wood burner and solid oak flooring. An impressive kitchen with a range of hand crafted cabinets, granite working surfaces, integrated dishwasher and fridge with space for a range style cooker and a door to the front of the property. Just off the kitchen is the dining room with exposed floorboards. The utility room has matching cabinets and a butcher's block timber work top incorporating a sink unit, plumbing for washing machine and a wall mounted gas fired boiler, a latch door into the family room that has useful storage cupboards across one wall and enjoys a sunny aspect which gives access through French doors directly into the walled garden.

## First Floor

There are four double bedrooms with the master bedroom having a walk in wardrobe and an en-suite shower room & guest bedroom also with an en-suite shower room, for several years part of the landing has been utilised as a study/work area with fitted shelving and desk area. There is also an airing cupboard housing the hot water cylinder and separate linen cupboard. There is also a family bathroom with wash handbasin, WC and bath.





## Outside

A gravelled drive provides off road parking for two vehicles, To the front of the property is a pretty seating area screened by mature beech and laurel hedging, block paviours, raised flower beds with sleepers which offers an ideal alfresco/entertaining area.

To the side of the property is the main and well tended garden, which has a circular lawned area interspersed with gravel pathway and paved patio all enjoying a southerly aspect with an abundance of mature planting, enclosed by a stone wall and a timber shed with storage.





## Viewing

Strictly by prior appointment via the selling agents  
Howkins & Harrison. Tel: 01604-823456

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North Northamptonshire Council – Wellingborough Area. Tel: 0300-126700

Council Tax Band- F

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



Denotes restricted head height

## Duchess End, Northampton, NN6

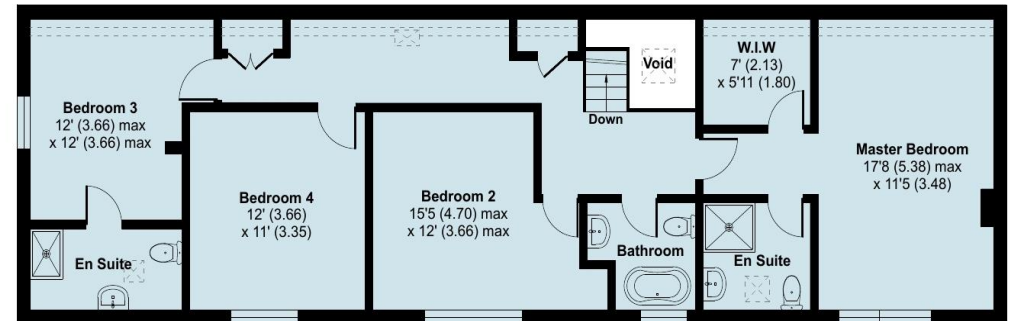
Approximate Area = 2053 sq ft / 190.7 sq m (excludes void)

Limited Use Area(s) = 55 sq ft / 5.1 sq m

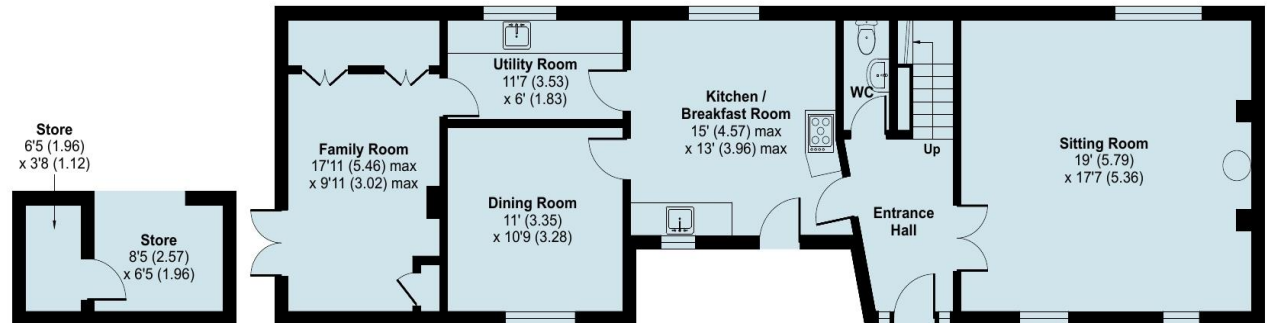
Outbuildings = 78 sq ft / 7.2 sq m

Total = 2186 sq ft / 203 sq m

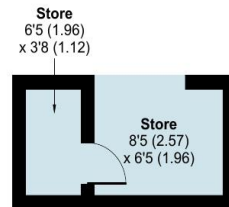
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Howkins & Harrison. REF: 1035774

## Howkins & Harrison

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