



The Dutch Barn, 3 Folly Lane, Little Brington, Northamptonshire, NN7 4JR

HOWKINS &  
HARRISON



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Little Brington,  
Northamptonshire, NN7 4JR

Guide Price: £875,000

An outstanding and stylish conversion of a former agricultural building offering flexible, contemporary and well appointed accommodation of 2161sq ft in the sought after and picturesque village of Little Brington affording superb countryside views offered for sale with no upward chain.

### Features

- Unique detached barn conversion
- Sitting room with feature burner
- "Burbage" kitchen with central island and granite working surfaces
- Shower room & utility room
- Family room/Bedroom 5
- Ground floor guest bedroom
- Impressive master bedroom with dressing room and balcony with far reaching views
- Two further double bedrooms
- Ground floor underfloor heating
- Well appointed Jack and Jill bathroom suite
- Ample parking for several vehicles
- Well tended gardens with alfresco pizza oven
- Far reaching countryside views



## Location

Within Little Brington there is the Saracens Head Public house, and the Brington Primary School. Secondary education is available at Bugbrooke Campion School with the village well placed for access to a number of public schools including Quinton House, Pitsford, Maidwell Hall, Uppingham, Oundle, Rugby and Wellingborough. At nearby Great Brington there is the Parish Church, The Althorp Coaching Inn Public House and a Post Office/Store. There are mainline rail services from Northampton to Euston and to Birmingham New Street, also accessible at Long Buckby just 3.5 miles away.



## Ground Floor

The open plan entrance hall is entered through a modern contemporary front door, a bespoke staircase with heavy timber treads rises to the first floor accommodation, a panelled timber feature wall reclaimed from the original barn opens into the sitting room that enjoys a full height ceiling as well as a large picture window flooding the room with natural light, another feature of this room is the “fireline” multi fuel burner with fitted shelving either side, attractive porcelain floor tiles continue to a majority of the ground floor and includes the shower room with an adjoining cupboard housing the underfloor heating manifold. Just off the sitting room is a family room/bedroom five and guest bedroom which has a built in double wardrobe.

The impressive kitchen/family room has been fitted with range contrasting quality fitted “Burbage” cabinets, granite working surfaces and island, appliances that include an induction hob, two separate ovens, dishwasher and wine cooler. There is ample space for a large dining table and bi-fold doors onto the garden that enjoys an open rural aspect over fields. Just off the kitchen is the utility room which has matching cabinets, butchers block working surfaces incorporating a deep sink, plumbing for washing machine, space for tumble dryer, floor standing oil fired boiler and door to the side.











## First Floor

The accommodation has three double bedrooms with the master bedroom having bi-fold doors onto a generous balcony enjoying far reaching views, a walk in dressing room leads to a well appointed "Jack and Jill" bathroom suite with twin circular wash basins upon a granite plinth, modern free standing bath, WC and walk in shower. The two further double bedrooms both with built in wardrobes can be found across a feature bespoke walkway landing with the underside encased in reclaimed timber salvaged from the original barn as well as original ironwork from the roof structure which can also be seen.



## Outside

Folly Lane can be found just off Main Street on the outskirts of the village, there is ample gravelled parking for several vehicles, stairs to the front door and pedestrian gate to the gardens. Enjoying an open aspect, the gardens are mainly lawned with established planting and a paved patio seating area, alfresco dining can be enjoyed from the covered brick build pizza oven and barbecue with prep area and sink, adjoining garden store, dog run and kennel. A further area to the rear has a timber built garden store and access to further additional gravelled parking.









## Viewing

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

## Fixtures and Fittings

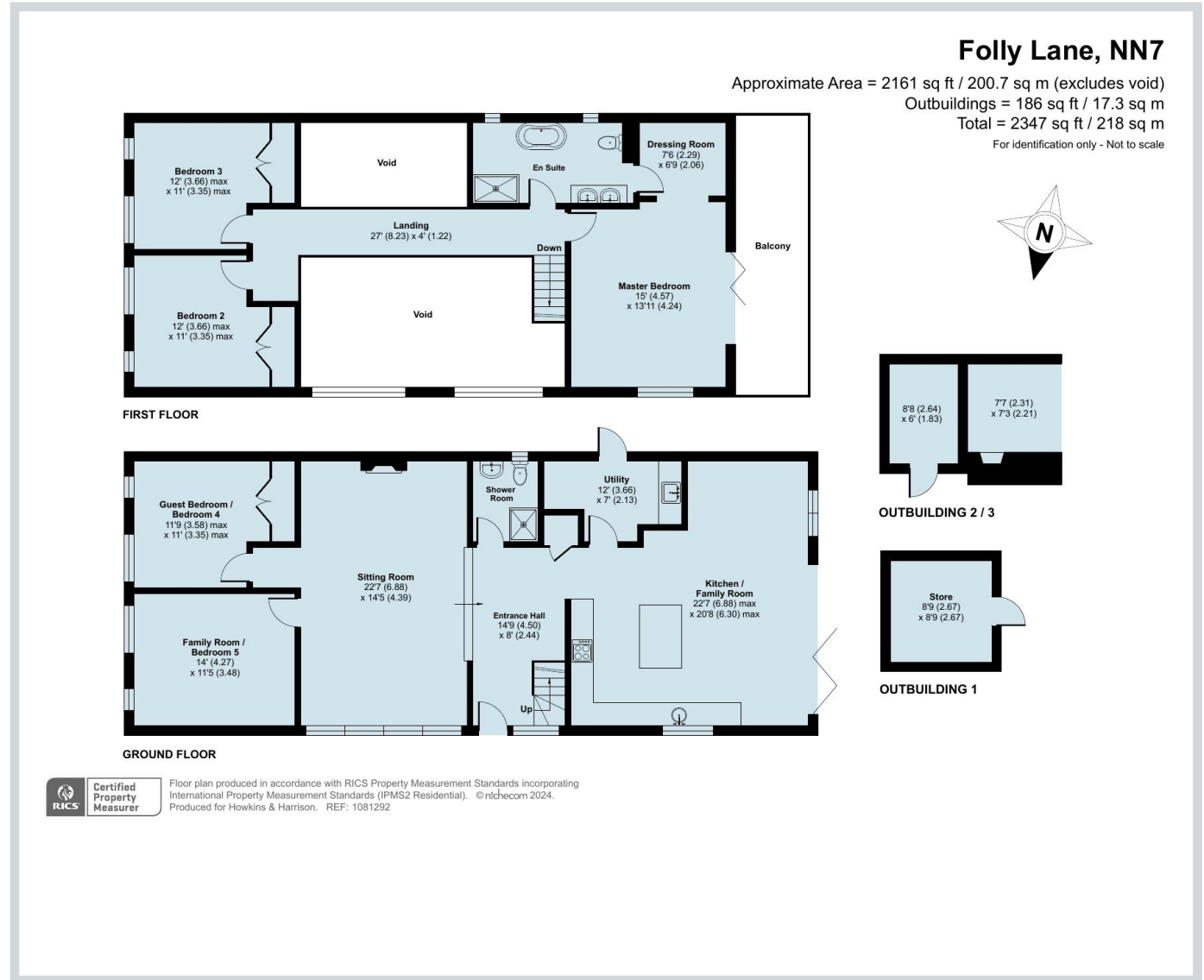
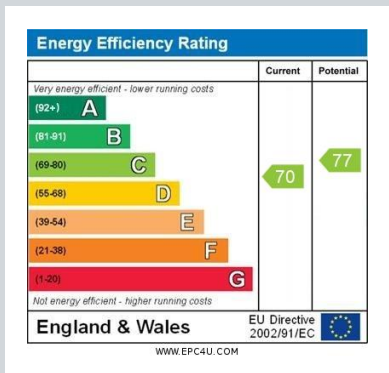
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

West Northamptonshire Council. Daventry Area  
Tel:0300-126700  
Council Tax Band - E



## Howkins & Harrison

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