



North Barn, Northampton Road, Welford, Northamptonshire, NN6 6JE

HOWKINS &
HARRISON

North Barn, Northampton Road,
Welford, Northamptonshire,
NN6 6JE

Guide Price: £775,000

A STUNNING BARN CONVERSION
ENJOYING A RURAL SETTING WITH A
CONTEMPORARY, STYLISH AND QUALITY
FINISH THROUGHOUT NEARING THE
END OF ITS TRANSFORMATION TO A
FAMILY DWELLING.

North Barn forms part of two adjoining barns,
crafted from a former agricultural building,
and enjoys a rural setting with a stylish
interior, extending to 2478 square feet of living
accommodation over two floors.

- QUALITY BARN CONVERSION
- RURAL SETTING
- STUNNING KITCHEN
- OPEN PLAN KITCHEN/DINING/LIVING
- HOME OFFICE
- UTILITY ROOM
- FOUR BEDROOMS
- TWO EN-SUITES
- AIR SOURCE HEAT PUMP
- 10 YEAR BUILDING WARRANTY
- UNDERFLOOR HEATING
- 2478 SQ FT



Location

North Barn is situated approximately two miles outside the village of Welford surrounded by attractive undulating countryside, providing stunning rural views. Located close to the Northamptonshire and Leicestershire border, the village of Welford is well placed to provide easy access to Northampton, Rugby, Market Harborough, Leicester, and Kettering which all provide train services into London with journey times of around one hour. The road links are excellent with the A14 (A1/M1 link road) junction 1 within a short distance. Welford features a host of character properties and newer additions. Facilities in the village include a church, two public houses, village store with post office and petrol station. There is a primary school in Welford as well as Spratton Hall Preparatory school nearby, with secondary schooling at the well-respected Guilsborough School. Private educational establishments are available at Rugby, Uppingham, Wellingborough and Oundle. Local sporting activities in the area include golf at Cold Ashby and South Kilworth, water sports and fishing at Pitsford and gliding at Husbands Bosworth.



Ground Floor

The accommodation is entered through a contemporary aluminium framed double glazed front door into an impressive open plan kitchen/dining/sitting room. A well appointed kitchen has a range of cabinets, solid oak working surfaces with island, “Neff” appliances to include induction hob, double oven, fridge, freezer, dishwasher and an Adobe hot tap. There are full length picture windows and bi-fold door overlooking the gardens, stairs rising to the first floor accommodation and exposed reclaimed brickwork. The utility room is located just off the kitchen area which is equipped with matching cabinets, working surfaces and space for washing machine. In addition to the main living/entertaining and dining area there is a cloakroom and home office/study.

First Floor

The first floor bedrooms all enjoy far reaching views through large picture windows. The master bedroom has a dressing room with fitted wardrobes and a well appointed en-suite shower room, there is also a guest bedroom that benefits from a walk in wardrobe and well appointed en-suite shower room, two further bedrooms and a family bathroom.





Outside

The gardens and grounds are all to the front of the property with dedicated parking and landscaped gardens which will evolve upon completion of the development.

Services

Mains water and electricity are connected, drainage is to a private Harlequin Hydroclear 6 sewage treatment plant. Underfloor central heating to the ground floor and first floor radiators is from an Airsource Heatpump linked to 300 litre hot water cylinder. Ten Year Warranty - The purchaser will be supplied with a ten-year warranty.

How to get there

The barn forms part of grounds at Ashby Lodge which is located just off the A5199 Northampton Road, if heading in a northerly direction you pass through the village of Thornby and over the A14 junction 1, passing Welford Christmas Tree Farm on your right and approximately 200 yards on the left is the entrance to the development.





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

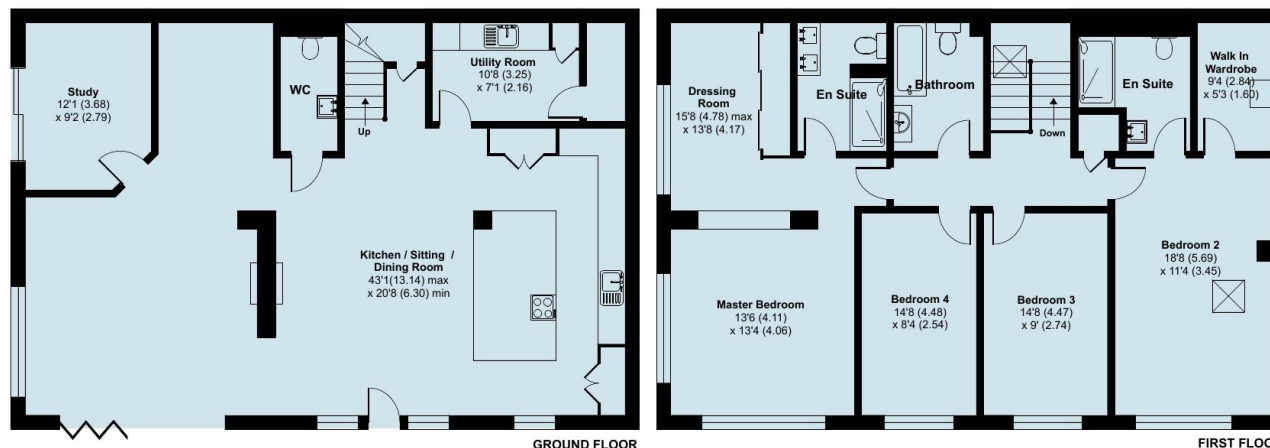
Council Tax Band - TBC

EPC - TBC

Northampton Road, Welford, Northampton, NN6

Approximate Area = 2478 sq ft / 230.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1250103

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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