



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

HOWKINS &
HARRISON

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

Guide Price: £895,000

A STUNNING BARN CONVERSION ENJOYING A RURAL SETTING WITH A CONTEMPORARY, STYLISH AND QUALITY FINISH THROUGHOUT, OCCUPYING SUBSTANTIAL GARDENS OF APPROXIMATELY 1 ACRE.

South Barn forms part of two adjoining barns, crafted from a former agricultural building, and enjoys a rural setting with a stylish interior, extending to 2522 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
- FAMILY BATHROOM & TWO EN-SUITES
- AIR SOURCE HEAT PUMP
- 10 YEAR BUILDING WARRANTY
- UNDERFLOOR HEATING
- 2522 SQ FT



Location

South 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.



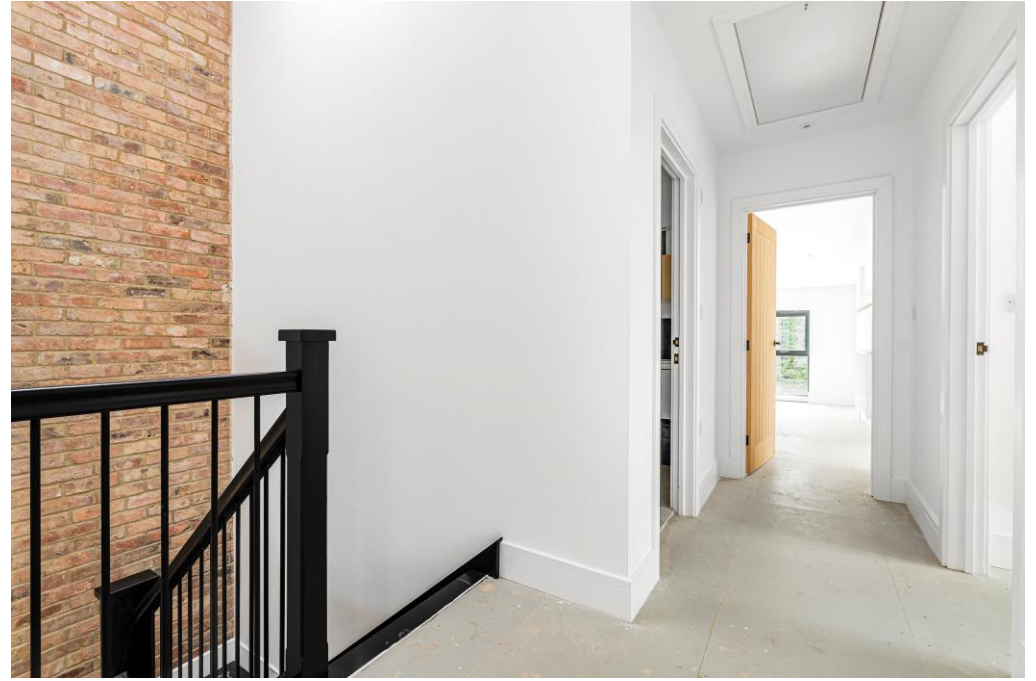
Ground Floor

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, island and peninsula dining table, “Neff” appliances to include induction hob, double oven, warming drawer, fridge, freezer, dishwasher, and an Adobe hot tap. There are a pair of bi-fold doors leading on to the outside garden terrace that enjoy a south facing aspect. There is also exposed reclaimed brickwork, a walk in pantry with fitted shelving and oak working surface, stairs rising to the first floor accommodation. The utility room is equipped with matching cabinets, working surfaces and space for washing machine, as well as a door leading outside. In addition there is a cloakroom and a home office/study.

First Floor

All four double bedrooms enjoy a south facing view 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, both with fitted wardrobes, and a family bathroom with brass fittings and tasteful tiling.





Outside

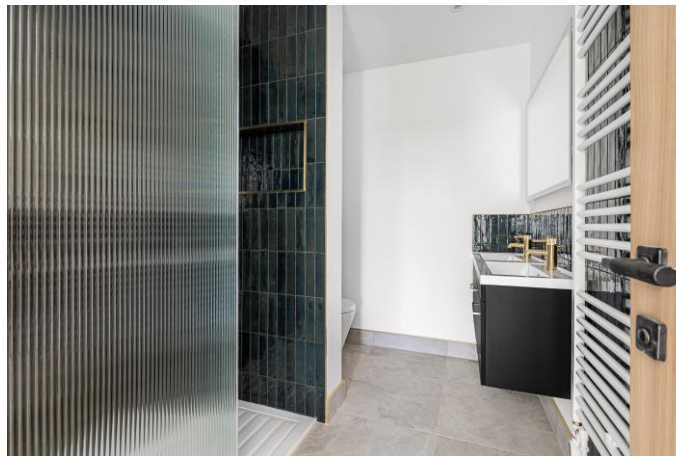
The gardens enjoy a south facing aspect, with a large paved terrace and ample parking for several vehicles. Substantial gardens of approximately 1 acre, are enclosed by fencing and accessed through a five bar gate.

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 ¼ mile past 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.

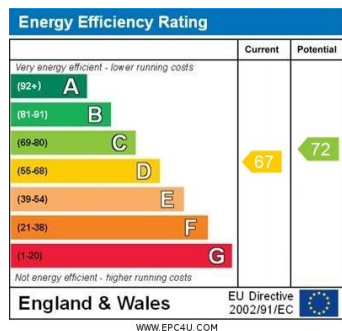
Services

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

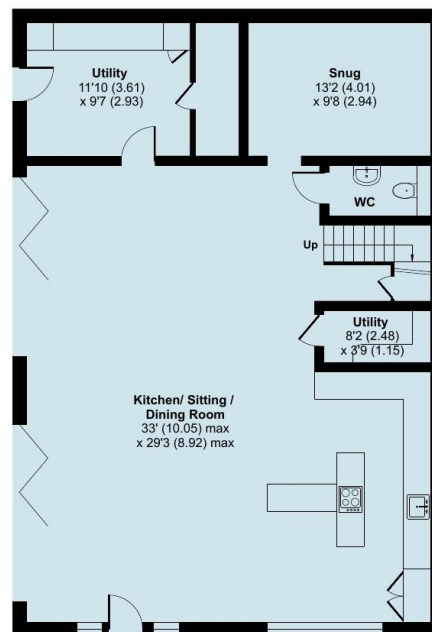
Council Tax Band - TBC



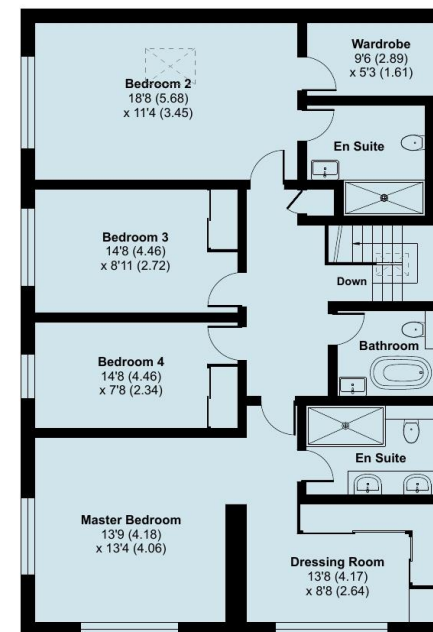
Northampton Road, Welford, Northampton, NN6

Approximate Area = 2522 sq ft / 234.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 1273148

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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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