

www.richardgreener.co.uk
T: 01604 230222 F: 01604 232627
9 Westleigh Office Park, Northampton, NN3 6BW

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



The Granary 41 Mill Lane, Kingsthorpe, Northampton, NN2 6RQ

The Granary 41 Mill Lane, Kingsthorpe, Northampton, NN2 6RQ

The Granary is a substantial detached four bedroomed period stone barn conversion believed to date from the late 19th Century with accommodation arranged over two floors and extending to approximately 2150 square feet. The house stands in delightful largely walled and private gardens of approximately 1/3 of an acre together with a detached double garage block and former stable. The interior includes two bedroom suites and family bathroom and three reception rooms including a superb 31ft long open plan kitchen breakfast room/sitting room. An important feature is the gated off road parking space providing secure parking for numerous vehicles. The house is offered with no upward chain.

Price £795,000 Freehold

ACCOMMODATION

GROUND FLOOR

DINING HALL

18'1" x 11'2"

Approach through an oak panelled door this room has slate style ceramic floor and contains the stairs rising to the first floor. The dining area stands in front of a picture window overlooking the rear terrace and garden and there are doors to:-



LOUNGE

17'10" x 12'2"

With a three casement window to the front elevation this room has an open hearth fireplace with a cast iron log burner standing on a reclaimed brick hearth. There are TV and wall light points and alcove shelving and glazed French doors open to:-



GARDEN ROOM

17'10" x 9'4"

Extended in 2007 with a vaulted ceiling with twin Velux roof lights over a natural slate floor this attractive room has a four casement window and glazed French doors opening to the west facing garden.



KITCHEN/BREAKFAST ROOM

31'5" x 12'8"

A superb open plan space with engineered oak flooring throughout and a large breakfast area leading on to the kitchen. The Kitchen is fitted with Shaker style floor and wall cabinets with built in appliances including the twin Neff ovens and microwave and Miele five place stainless steel gas hob which stands on a peninsular unit beneath a stainless steel cooker hood. There is built in fridge and freezer, automatic dishwasher and there are windows to the side elevation and glazed French doors opening to the rear terrace and garden.



UTILITY/BOOT ROOM

13'1" x 8'8"

Extensively fitted with floor and wall cabinets with a stainless steel sink unit and plumbing for automatic washing machine and point for tumble dryer. There is a ceramic tiled floor a door to the rear garden and a back staircase rising to the first floor. A door leads to:-

CLOAKROOM

6'1" x 2'10"

With a white suite of WC and wash basin and with window to rear elevation.

FIRST FLOOR

MAIN LANDING

14'5" x 7'9"

The landing has a roof void access hatch with retractable ladder and two casement window to the front elevation. An airing cupboard houses the Megaflow hot water cylinder. Ledged doors open to:-

MASTER BEDROOM SUITE

BEDROOM ONE

13'4" x 12'3"

With three casement gable window and two sets of built in wardrobes with shelving and hanging space, there is a TV point and door to:-



SHOWER ROOM EN-SUITE

7'9" x 4'2"

With a white suite a ceramic tiled shower cubicle with rain shower and glazed pivot door, vanity wash basin with cupboards under, fitted wall mirror with integral lighting. There is a WC with concealed system and vertical heated towel rail.



BEDROOM TWO

21'11" x 13' maximum

Accessible from the back staircase landing this room has a vaulted ceiling with exposed A-Frame and purlin timbers and there are two Velux roof lights and a door to:-

SHOWER ROOM EN-SUITE

7'7" x 5'7"

With a white suite of ceramic tiled shower cubicle, WC and vanity wash basin with shelving and cupboards under. There is ceramic tiled flooring and a vertical heated towel rail.

BEDROOM THREE

14'2" x 12'1"

Another double room with a range of fitted wardrobes and fitted dressing table including a vanity wash basin. There are windows to the side elevation and a door connecting to bedroom two.

BEDROOM FOUR

11'3" x 10'

A double room with three casement window overlooking the rear garden, this room is currently used as an office.



FAMILY BATHROOM

9'8" x 5'10"

With a white suite of panelled bath with mixer taps/shower attachment over and folding screen, Roca wash basin and WC, shaver socket and vertical heated towel rail. Window to side elevation.

OUTSIDE

The Granary stands at the end of a long drive leading from Mill lane where there is a lawned front garden bound by Conifer hedging providing a high degree of privacy. At the side of the house there are electrically operated courtyard gates which lead to the garaging and stable at the rear of the house where the circular drive provides ample off road parking for numerous vehicles.

DOUBLE GARAGE

21' x 19'2"

Converted from a former stone barn and approached through electrically operated twin up and over doors there are light and power points.

THE STABLE

14'3" x 13'10"

Currently used as a wood shed and implement store the former stable would make an ideal work from home office.

REAR GARDEN

Approached by a paved terrace the rear garden stands on the western side of the house and is bounded by established stone and brick walls. The garden is largely lawned and dotted with a variety of mature trees including Silver Birch, Cedar, Plum, Fir and Apple. There is a garden store in the far corner.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Gloworm gas fired boiler providing hot water through mains pressure unvented hot water cylinder. The property is not a listed building but it does stand within the Kingsthorpe Village Conservation Area.

COUNCIL TAX

West Northamptonshire Council - Band G

LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Off Licence, Post Office, Public Houses and a Restaurant along with various other Fast food outlets. Local schools include Kingsthorpe Village Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available in Kingsthorpe.

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 Barrack Road leading into Queens Park Parade. On passing Thornton Park on the left hand side, approach the traffic light junction with the A5095 opposite the Cock Inn public house. Turn left onto Mill Lane and then turn right just after The Leys through the Limestone wall onto the private drive entrance between two properties. Follow the road to the far end of the driveway where The Granary is located on the left.

DOIRG14082023/9690



Not to scale. For illustrative purposes only