



The Granary, 2 Home Farm Lane, Pitsford, Northampton, NN6 9NL

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Price £925,000 Freehold

This fine individual period stone barn conversion has been refurbished to an exceptionally high standard by the present owners to provide spacious four/five bedroomed accommodation extending to over 2,700 square feet.

The interior retains a wealth of character features including engineered oak flooring, exposed king post trusses and purlins and windows fashioned from the bull nosed brick archways of the original barn. There are three/four well proportioned reception rooms and a superb bespoke fitted kitchen/breakfast room by Wychwood with polished granite work surfaces and integrated appliances. Externally the barn stands in private largely lawned gardens of just under a third of an acre and there are south and west facing walled courtyards providing further amenity space. There is an attached double garage block and ample gated off road parking space. The property is offered with no upward chain.



ACCOMMODATION

GROUND FLOOR

DINING HALL 26'9 x 21'8 (8.15m x 6.60m)

This very spacious open plan reception area has a part stone flagged floor and part engineered oak flooring beneath exposed ceiling beams with twin steel support columns and a staircase rising to the first floor. There is a picture window to the front elevation and glazed door leading to the south walled courtyard with further doors giving access to:-

CLOAKROOM 8'3 x 5'6 (2.51m x 1.68m)

With ceramic tiled floor and Charlotte suite with pedestal wash basin and WC there is column radiator and two casement window to the front elevation.

FAMILY ROOM/BEDROOM FIVE 14'0 x 10'0 (4.27m x 3.05m)

A spacious room currently used as a playroom with alcove recess and three casement window to the rear elevation.

DRAWING ROOM 23'0 x 16'3 (7.01m x 4.95m)

Another well proportioned room with picture window and french doors to the east courtyard the focal point is the open hearth fireplace with a limestone mantle over an exposed brick back with a Clearview cast iron log burner on a quarry tiled hearth. There are TV and wall light points and a ledged door leads to:-

STUDY 16'0 x 14'0 (4.88m x 4.27m)

Currently used as a combined study and gymnasium there are windows to two elevations and an Alice door to the south terrace. BT Openreach media point.

KITCHEN/BREAKFAST ROOM 19'11 x 14'8 (6.07m x 4.47m)

Extensively fitted with bespoke floor and wall cabinets with polished granite work surfaces and including an island unit with pan and spice drawers, shelving and waste bin housing and the appliances include the Belfast sink unit with mixer tap, the Britannia range cooker with six place gas hob and hot plate standing within a brick chimney breast. There is a recess containing fridge and freezer, integrated automatic dishwasher and the floor is of engineered oak. A picture window overlooks the lawned gardens and there is an internal door leading to the garage.

FIRST FLOOR

LANDING 20'1 x 14'8 (6.12m x 4.47m)

With exposed oak hardwood floor beneath a vaulted ceiling with exposed king post trusses and purlins, steps lead down to a sitting area with a window overlooking the lawned gardens.

MASTER BEDROOM SUITE

BEDROOM ONE 14'5 x 14'1 (4.39m x 4.29m)

With a high vaulted ceiling with king post truss and exposed purlins over a hardwood oak floor there are twin built in wardrobes with ample shelving and hanging space and a four casement leaded light and stained glass window to the rear elevation. A door leads to:-

SHOWER ROOM ENSUITE 11'9 x 5'1 (3.58m x 1.55m)

With a stylish white suite of ceramic tiled shower with glazed screen, vanity wash basin with drawers under, WC and vertical heated towel rail. There is a two casement window to the front elevation and shaver socket.

BEDROOM TWO 14'1 x 11'2 (4.29m x 3.40m)

Currently used as a guest room and also with oak hardwood flooring, a hatch to the eaves and a roof void access hatch. There is a four casement window to the rear elevation.



BEDROOM THREE 13'8 x 10'7 (4.17m x 3.23m)

Another double room with vaulted ceiling and king post truss also with oak hardwood flooring and built in wardrobes with shelving and hanging space. A cupboard houses the mains pressure unvented hot water cylinder.

BEDROOM FOUR 10'9 x 10'0 maximum (3.28m x 3.05m maximum)

Also with vaulted ceiling and exposed purlin timber and truss there is a deep sill window to the rear elevation.

FAMILY BATHROOM 9'11 x 8'9 (3.02m x 2.67m)

Also fitted with a white suite of twin ended free standing bath with side mixer tap, WC and vanity wash basin standing within a polished granite worktop with extensive storage cupboards under, mirror and vanity lighting over. There is a ceramic tiled floor and splash areas and ceiling mounted spotlights.

OUTSIDE

The Granary is approached through double leaf five bar gates opening to a long private drive flanked by an extensive lawned area which is bounded by flower borders well stocked with a variety of mature shrubs and small trees and a mature Laurel hedge providing a high degree of privacy. The drive terminates in a turning circle around a central border and there is off road parking space in front of the attached double garage.

DOUBLE GARAGE 20'6 x 19'1 (6.25m x 5.82m)

Of spacious proportions with a custom built utility area comprising floor mounted units with stainless steel sink and plumbing for automatic washing machine. There is space for a freezer and there are twin up and over doors, an external water point, window to the rear and internal door to the kitchen.

THE GROUNDS

In addition to the large area of lawn there are two courtyard gardens, one to the south and one to the east, both walled and laid to paving with sleeper bound borders well stocked with a variety of mature shrubs. The east courtyard contains a pergola frame and storage areas.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Worcester gas fired boiler also providing domestic hot water through a Gledhill mains pressure unvented system.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

Pitsford is a very popular village lying to the north of Northampton close to Pitsford Reservoir with its excellent trout fishing and sailing facilities. Other leisure facilities in the area include golf at Church Brampton and Harlestone and flying from Sywell Aerodrome. The village has a church and public house and is home to the independent Northamptonshire Grammar School. Northampton is only five miles from Pitsford, but there is good local shopping in Kingsthorpe about three miles away.

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 Barrack Road through Queens Park Parade and proceed through the centre of Kingsthorpe leaving the town along Harborough Road North. At the roundabout junction with Vyse Road carry straight on signposted towards Brixworth. On approaching the village of Pitsford take the right hand turning into the High Street and then turn first right into Home Farm Lane which skirts the eastern side of the village recreation ground. Home Farm Lane is an unmade up road and continue along and then turn sharp left where the entrance to The Granary is the last turning on the right hand side.



Ground Floor



First Floor



Not to scale. For illustrative purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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