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Church Farm Barn Little Brington, Northampton, NN7 4HN

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This fine individual period stone barn was converted as part of a former Althorp Estate farmyard to a very high specification for the present owners owner occupation and offers four bedroomed accommodation over two floors including two suites and and family bathroom. The theme of the barn is to an open plan layout with a superb 28ft long living room with bifolding doors opening to the rear garden and an even more impressive 26ft long kitchen/breakfast room which is vaulted to a galleried landing above with exposed roof trusses. The property stands in an enviable location on the outskirts of the village enjoying walled courtyard off-road parking for numerous vehicles and spectacular views over the surrounding Althorp Estate farmland towards Nobottle Woods.

**Price £1,000,000 Freehold**

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

9'5 x 7'7

Approach through a composite front door, the hall has a natural limestone floor and contains a built-in cloaks cupboard with distressed doors and an arch way gives access to:-



#### KITCHEN / BREAKFAST ROOM

26'1 x 15'9

A light and spacious open plan room with a vaulted ceiling to ridge height with exposed roof trusses and purlins over a limestone floor and a galleried landing. There is a range of floor cabinets with granite work surfaces incorporating ceramic sink unit and Miele automatic dishwasher and waste bins and a large island unit houses a salad sink within a distressed oak worktop with mixer tap. There is a Lacanche electric range cooker with two ovens, grill and warming tray beneath an induction hob and there are sliding sash windows over looking the courtyard.



#### JACK & JILL SHOWER ROOM

8'7 x 4'0

With a white suite of WC and wash basin on marble stand with cupboards under, there is a ceramic tiled shower cubicle with tiled floor and rain shower as well as height adjustable shower.



### FIRST FLOOR

#### PRINCIPLE LANDINGS

11'8 x 4'5 and 14'5 x 4'0

With exposed roof trusses above and natural pippy oak flooring and giving access to:-

#### BEDROOM ONE

17'7 x 16'2

Also with a vaulted ceiling with exposed purlins and trusses there's a sliding sash window to the gable elevation and a Dorma housing French doors opening to a bow fronted Juliette balcony enjoying spectacular views over the surrounding countryside. This room has a pippy oak floor.



#### BATHROOM

10'8 x 9'6

With a white suite of cast iron roll top bath on ball and claw feet with side mixer taps/shower, WC with high level cistern and ceramic tiled shower with rain shower head and height adjustable head with tiled floor. There is a further wash basin, a recessed champagne shelf over the bath and both column and vertical heated towel rails.



#### BEDROOM THREE

16'9 x 9'10

Also with pippy oak flooring beneath a vaulted ceiling there is a sliding sash gable window and a column radiator.

### KITCHEN AREA

### DINING AREA

### UTILITY ROOM

9'6 x 7'7

Approach through a ledged oak door, there is a Belfast sink set in an oak work surface with cupboards under where there is plumbing for automatic washing machine and point for tumble dryer. This room also houses the boiler/airing cupboard and there is a wrought iron screen internal window to the reception hall.

### INNER HALL

6'4 x 4'4

Connecting the kitchen to the living room and with a door to the Jack and Jill cloaks / shower room.

### LOUNGE

28'1 x 15'9

Also with a natural limestone floor beneath a beamed ceiling, this is a through room with doors and windows to both front and rear elevations and the focal point is the open hearth cast iron log burner. There are twin triple bifold doors opening to the rear terrace and garden beyond and there are light and TV points.



### STUDY / BEDROOM FOUR

16'1 x 9'3

Located on the ground floor also with a limestone floor and French doors to the rear garden a door connects to:-



## OUTSIDE

Church Farm Barn is approached by a gravelled drive with stone pillars either side of the entrance leading into the walled courtyard which is also laid to gravel providing ample parking and turning space. The courtyard has an Indian stone sun terrace and pathway fringed by cobbled edging with a young lavender hedge and box parterre garden.



## REAR GARDEN

At the rear, there is a further Indian stone terrace with external lighting and power points and this stands within a trellised fence with a gateway leading to the lawns which stretch away from the house bounded by a combination of stone and brick walls and a post and rail fence. The garden backs directly onto and overlooks Althorp pasture with countryside beyond towards Nobottle Woods.



## SERVICES

Main, water and electricity are connected. Drainage is to compact continuous aeration sewage treatment plant with bio media system. Central heating is through an underfloor system to the ground floor with column radiators to the first floor from a Worcester oil fired boiler also providing domestic hot water by mains pressure undented cylinder.

## HOW TO GET THERE

From Northampton town centre proceed in a north westerly direction along the A428 Harlestone Road and at the roundabout before Harlestone First take the first exit along the orbital road to the next roundabout junction with Berrywood Road. Turn right signposted to Nobottle and proceed through Nobottle village continuing on signposted towards Whilton. At the church spire turn right signposted to Little Brington along Steeple Lane where the property stands on the right hand side. As you enter the private drive bare to the left and continue straight on where the entrance to Church Farm Barn is at the far end on the left.

## LOCAL AMENITIES

Within the village of Little Brington there is a General Store, the Saracens Head Public House, and the Brington County Primary School. Secondary education is available at Bugbrooke, Campion School and at nearby Great Brington there is the Parish Church, The Althorp Coaching Inn Public House, A Village Reading Room, Post Office/Stores and a Village Recreation Ground. The Bringtons were awarded best small village in Northamptonshire 2013.

## COUNCIL TAX

Council Tax Band G.

## REAR LANDING

25'11 x 4'3

Overlooking the kitchen area and with pippy oak flooring this landing creates a gallery with turn spindles and leads to:-



## GUEST SUITE

### BEDROOM TWO

14'7 x 9'11

Also with a vaulted ceiling over a pippy oak floor there are arched windows to the gable and to the internal wall to the atrium above the kitchen and an oak ledged door leads to:-



## EN SUITE

9'6 x 5'8

With ceramic tiled floor and glass sided shower suite there is an oval wash basin on an alnate cupboard stand with mixer tap, heated towel rail, VELUX roof lights and wall light points.



For illustration purposes only - not to scale