



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



The Stables Upper Green, Moreton Pinkney, Daventry, NN11 3SG

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The Stables is an extremely stylish converted period stone barn offering surprisingly spacious two/three bed roomed accommodation in this delightful rural village in the heart of England. The interior includes a spacious 20 x 16 ft kitchen/breakfast room with vaulted ceiling and exposed roof trusses, master and guest bedroom suites, a living with room with log burner and an unusual study/sleeping deck above the kitchen. The property has a private lawned courtyard garden making this the ideal rural bolthole suitable as a lockup and leave or for full time occupation in a village surrounded by beautiful rolling Northamptonshire countryside.

**Price £450,000 Freehold**

## LOCATION

Moreton Pinkney is located approximately 8 miles north of Brackley, also convenient for access to Banbury and the M40 approximately 10 miles to the Southwest. The Village is close to the historic Canons Ashby Hall a National Trust property.

## SERVICES

Main, drainage, water and electricity are connected. Central heating is through radiators from an air source heat pump also providing domestic hot water. The property is fitted with BT Fibreoptic Broadband.

## HISTORICAL NOTE

The property was converted in 2011 having been the former Stables to the adjoining farm and is approached by a private tarmac driveway serving this and three other similar high quality properties enjoying a right of way to the private off road parking space and Car Port.

## ACCOMMODATION

### GROUND FLOOR

#### LIVING ROOM

16'9 x 16'0

Approach through a wide partly glazed front door this very spacious room has an exposed oak ceiling beam and a cast iron log burner which stands on a stone hearth and there are windows to the front elevation. There are ledged and braced pippy oak doors giving access to the kitchen/breakfast room and to the utility room and the oak balustrade staircase rises to the first floor with under stairs storage cupboard.



#### KITCHEN/BREAKFAST ROOM

20'0 x 16'9

A fabulous room with a high vaulted ceiling beneath an A-frame truss and Velux roof light, there is a spiral staircase rising to the sleeping/study deck above. The kitchen area is fitted with shaker style floor and wall cabinets with polished granite work surfaces incorporating Belfast sink and there is a Stoves range cooker with concealed cooker hood, plumbing for automatic dishwasher and there is a concealed waste bin. There are casement and bifolding doors which fold back to give direct access to the private courtyard garden.



#### BEDROOM TWO

12'7 x 10'8

With a fitted wardrobe with shelving and hanging space there is a deep sill window to the front elevation, an internal door giving access to the Car Port if required and a further door leads to:-



#### BEDROOM ONE

15'3 x 13'4

With a vaulted ceiling with Velux roof light, there are fitted wardrobes and a built-in wardrobe providing ample shelving and hanging space and a door leads to:-



#### SHOWER ROOM EN SUITE

10'6 x 4'0

Comprising a Heritage white suite of wash basin WC and there is a glazed shower with fixed and adjustable head as well as a vertical heated towel rail and a mirror fronted cabinet.



#### BATHROOM

10'4 x 7'7

With a white suite of panelled bath, pedestal wash basin and WC together with a ceramic tiled shower cubicle with fixed and adjustable shower heads. There is a Velux roof light, vertical heated towel rail, shaver socket and mirror fronted cabinet.



#### UTILITY ROOM

6'6 x 5'3

Fitted with a hard wood work surface with stainless steel sink unit and drawer under. There is fitted shelving, plumbing for automatic washing machine, ceramic tile floor and a door leading to:-

#### CLOAKROOM

5'6 x 2'10

With a white suite of WC with concealed cistern and wash basin. There is a ceramic tile floor, and exposed ceiling beam and an extractor fan.

### FIRST FLOOR

#### MASTER BEDROOM SUITE

#### STUDIO/SLEEPING DECK

12'6 x 11'8

The deck is approached by the wrought iron spiral staircase and has a vaulted ceiling and a gallery overlooking the kitchen area. There are twin hatches to the eaves storage space.



#### OUTSIDE

The Stables is approached by a tarmac drive with a cobbled entrance leading to the adjoining Car Port which provides secure gated parking space measuring 19'11 x 12'1 ft. There are light and power connections in the Car Port and there is a half loft concealing the air source heat pump compressor.

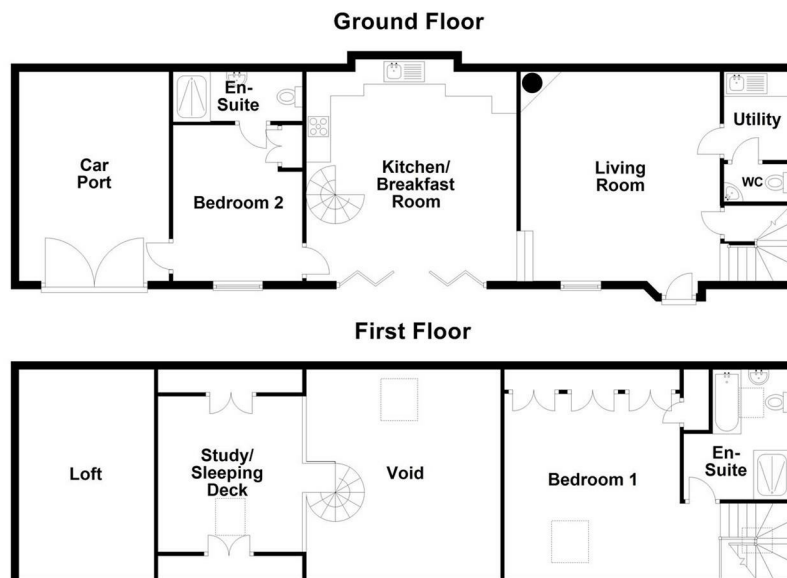
#### GARDEN

Approached by pedestrian gates, the gardens stands behind a brick wall surmounted by an established hedge and is partly laid to lawn and Indian limestone terrace. There are Virginia Creeper and Laurel shrubs external light and a private walled seating area.



#### HOW TO GET THERE

From the Banbury junction of the M40 proceed in an Easterly direction signposted toward Brackley on the A422. At the first roundabout turn left on to the B4525 signposted towards Northampton and continue through the Village of Thorpe Mandeville along Banbury Lane. Follow this road as it leads in to the Village of Moreton Pinkney and on arrival continue along Banbury Lane into Upper Green and then turn right into the private drive leading to The Stables which stands on the right-hand side. The access drive also leads to Westgate Farm which houses the business Moreton Mushrooms.



For illustration purposes only - not to scale