

ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



Tithe Barn Wellingborough Grange Farm, Hardwick Road, Wellingborough, NN8 6BW



# Tithe Barn Wellingborough Grange Farm, Hardwick Road, Wellingborough, NN8 6BW

A large stone built period barn conversion with four double bedrooms and three bathrooms, which forms part of the five dwelling settlement of Wellingborough Grange Farm located in open countryside only two miles to the north of Wellingborough. This property is the largest of the converted barns having accommodation set over three floors with the living space on the first and second floors to take advantage of the countryside views the property overlooks. The property has been converted to a high standard including under floor heating via air source heat pump, a 40' kitchen/family/dining room with exposed roof trusses and purlins, oak and glass balustrades overlooking the galleried entrance. There are a wealth of character features including exposed brick and stonewalls and beamed ceilings, yet it still has a modern day feel to it. The accommodation comprises; large entrance hall/reception area, cloakroom, utility room, bedroom one with en-suite, bedroom two with en-suite, two further bedrooms and family bathroom on the ground floor. On the first floor is the kitchen/dining/family room with integrated appliances, wood burner and skylight windows for more natural light. On the third floor is a mezzanine style study with a glass balustrade overlooking the kitchen/dining/family room. Outside the garden is to the front of the property with Indian stone patio leading to lawn and gate to a gravel driveway, leading to the attached stone carport with EV car charger point.

## Price £695,000 Freehold

### ACCOMMODATION

#### ENTRANCE

Enter via glazed front door with windows above to galleried entrance/reception hall.



#### HALL/RECEPTION AREA

17'4 x 17'3

Oak floor and oak staircase with glass balustrade to first floor and door to storage cupboard under. Built-in double cloaks cupboard and door to second storage cupboard. Inset ceiling lighting and alcove shelving. Walk through to inner hallway with frosted full height window to rear aspect. Media points. Oak doors to cloakroom, utility room, all bedrooms and main bathroom.



#### CLOAKROOM

Two piece white suite comprising; low flush wc and pedestal wash hand basin. Heated towel rail. Tiled floor.

#### UTILITY ROOM

9'0 x 5'9

Base and eye level units comprising; Stainless steel sink drainer sink unit with mixer tap and cupboard under. Plumbing for washing machine. Tiled splash back areas and tiled floor. Access to heating system.

#### BEDROOM ONE

16'4 x 13'8

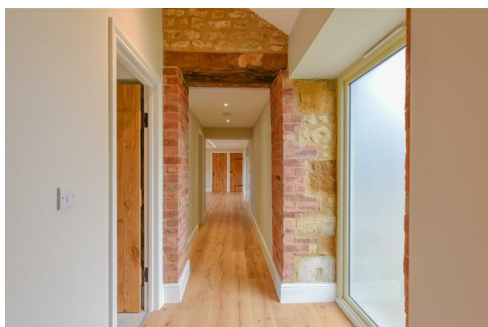
Double glazed tilt and turn door with side panels to the garden and double glazed window to side aspect. Inset ceiling lighting. Media points. Door to en-suite.

#### EN-SUITE

7'3 x 6'5

Three piece white suite comprising; shower cubicle with rainwater shower head. Wash hand basin set in vanity unit and low flush wc. Tiled splash back areas and tiled floor. Heated towel rail.

#### INNER HALL



#### BEDROOM TWO

11'6 x 10'10

Double glazed tilt and turn door to the garden with double glazed full height windows to either side. Feature exposed stone and brick walls. Beamed ceiling. Overhead storage. Media points. Door to en-suite.



#### EN-SUITE

Three piece white suite comprising; shower cubicle with rainwater shower head. Wash hand basin set in vanity unit and low flush wc. Heated towel rail. Tiled splash back areas and tiled floor.

#### BEDROOM THREE

13'6 x 9'0

Double glazed window to front aspect. Media points.

#### BEDROOM FOUR

11'6 x 10'6

Double glazed tilt and turn door to the garden with double glazed full height windows to either side. Media points.

#### BATHROOM

7'7 x 6'2

Four piece white suite comprising; panelled bath with mixer tap and shower attachment. Shower cubicle with rainwater shower head. Wash hand basin set in vanity unit and low flush wc. Tiled splash back areas and tiled floor. Heated towel rail.

#### FIRST FLOOR

#### KITCHEN/DINING/FAMILY ROOM

39'6 x 17'8

In the kitchen area is a range of matching base and eye level units comprising; double butler sink with mixer tap and cupboard under. Built-in electric hob with extractor fan over. Electric oven and combination microwave. Integrated fridge/freezer and dishwasher. Quartz work tops and matching splash back areas. Double glazed window to front aspect.



#### KITCHEN AREA



#### FAMILY/DINING AREA

Glass balustrade balcony overlooking the entrance and windows with views across open countryside. Feature open vaulted ceiling with 'A' frame beams, inset wall and pendant lighting. Oak floor. Wood burner on stone hearth and feature exposed brick wall behind. Four skylight windows for more natural light and two double glazed windows to front and rear aspects. Staircase ascending to mezzanine study.

#### SECOND FLOOR

### PARKING

Gravel driveway leading to carport with EV charger point.



### SERVICES

Main electricity and water will be connected and drainage is to a Biodisc sewage treatment plant for the Wellingborough Grange Farm settlement. There is underfloor heating from a Daiken Inverter R32 air source heat pump with Daiken hot water cylinder and a roof mounted Solis solar powered electricity supply linked to the meter with reverse feed to the property.

### MANAGEMENT COMPANY

Wellingborough Grange comprises the Listed Farmhouse with The Piggery annex and four converted period stone and brick barns which are curtilage Listed Grade II as Buildings of Architectural or Historic Interest. The settlement has a Management Company under the owner of Wellingborough Grange which is responsible for the the maintenance of the video entry system to the electric gates to the farm road, upkeep of the farm road and common access areas, electricity supply, sewage treatment plant and there will be management agency charges and service charges at a rate £83.13 per month. Also note that all owners will receive a share of the management company.

### HOW TO GET THERE

Travelling from the A45 Nene Valley Way proceed north on the A509 Park Farm Way to the roundabout junction outside Sainsbury's. Proceed straight over continuing on Park Farm Way to the next roundabout next to the Bannatyne Health Club. Continue on the A509 to the next roundabout junction with Sywell Road and take the exit onto the A509 Niort Way. Turn next left signposted to Hardwick along the country lane and after a few hundred yards look for the gate signposted Wellingborough Grange Farm on the right hand side. Press the call button for Wellingborough Grange and the gate will open allowing access to the single track farm road which leads to the farm settlement and then Tithe Barn is on the right-hand side.

### MEZZANINE STUDY

12'6 x 8'3

Double glazed Velux window to front aspect with views across open countryside and frosted double glazed window to side aspect. Three eaves storage cupboards. Glazed balustrade overlooking the kitchen/dining/family room.

### OUTSIDE



### GARDEN

The garden is to the front of the property with Indian stone patio area leading to lawn with wrought iron park railed fencing and newly planted beech hedging. Garden shed.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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