



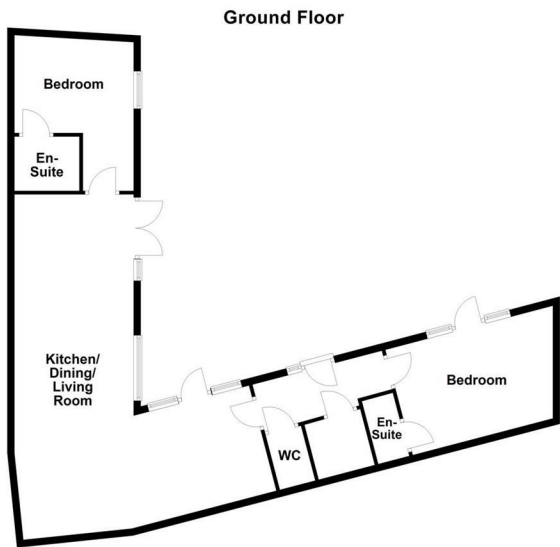
Bannatyne Health Club. Continue on the A509 to the next roundabout junction with Sywell Road and take the exit onto the A509 Niort Way. Turn next left signposted to Hardwick along the country lane and after a few hundred yards look for the gate signposted Wellingborough Grange Farm on the right hand 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.

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

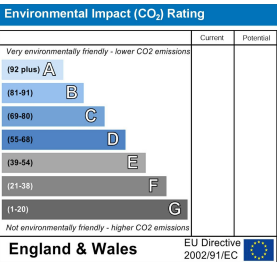
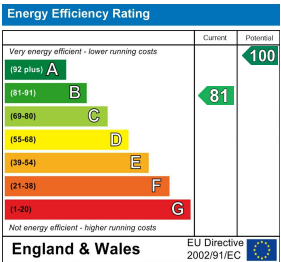
of Wellingborough Grange which is responsible for the the maintenance of the video entry system to the electric gates to the farm road, upkeep of the farm road and common access areas, electricity supply, sewage treatment plant and there will be management agency charges and service charges at a rate £75.63 per month. Also note that all owners will receive a share of the management company.

DOIRM25072024/9920



Not to scale. For illustrative purposes only

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



The Byre, Wellingborough Grange, Wellingborough, NN8 6BW



Asking Price £395,000 Freehold

A pretty two bedroom detached brand new period barn conversion, which forms part of the five dwelling settlement of Wellingborough Grange Farm located in open countryside only two miles to the north of Wellingborough. The Byre has been converted to a high standard with Villeroy and Boch sanitary ware and includes a superb 32ft long open plan kitchen/sitting room with exposed roof trusses and purlins together with a fully integrated kitchen and a wood burner. The master bedroom has a shower room en suite and the guest bedroom also has a shower room en-suite. Also off the entrance hall is a cloakroom. There are a wealth of period features retained throughout. Externally there is a private lawned garden to the front with two private off road parking spaces including an EV charger point.



# The Byre, Wellingborough Grange, Wellingborough, NN8 6BW

## ACCOMMODATION

### ENTRANCE HALL

Enter via double glazed front door to entrance hall. Oak doors to kitchen/sitting room, bedroom one and cloakroom.



### CLOAKROOM

Two piece white suite comprising; low flush wc and wash hand basin set in vanity unit. Double glazed skylight window. Heated towel rail.

### SITTING ROOM/KITCHEN

32'3 x 11'0

Double glazed French doors to garden with double glazed side panels and double glazed door to garden with full height window to front aspect. Vaulted ceiling with exposed king post trusses and purlins with Velux roof lights over an engineered oak floor. TV and media points. In one corner there is a cast iron pot bellied wood burner with glazed door and exposed steel flue.



### KITCHEN AREA

11'4 x 10'0

A range of matching base and eye level units under a vaulted ceiling with exposed A-frame purlin and roof truss timbers and skylight windows for more natural light. Twin stainless steel bowl sink unit with mixer tap and cupboard under. Granite work surfaces and matching splash back areas. Built-in electric hob with electric oven under and extractor fan above. Other appliances include a dishwasher, washing machine and the integrated fridge and freezer. A double glazed full height window to front aspect. Oak flooring.



### BEDROOM ONE

10'5 x 9'7

Full height double glazed tilt and turn door to garden with full height double glazed windows to either side. Vaulted beamed ceiling. Oak door to en-suite.



### EN-SUITE

Three piece white suite comprising; double width shower cubicle, wash hand basin set in vanity unit and low flush wc. Tiled splash back areas and floor. Heated towel rail.



### BEDROOM TWO

16'9 x 10'2

Double glazed full height tilt and turn door to garden. Vaulted beamed ceiling. Door to en-suite.

### EN-SUITE

Three piece white suite comprising; shower cubicle, wash hand basin and low flush wc. Tiled splash back areas and floor. Heated towel rail.

### OUTSIDE

#### GARDEN

The garden is enclosed by wrought iron park railed fencing with a pedestrian gate leading to an Indian stone terrace which splits two lawned areas with flower borders and a newly planted beech hedge. Garden shed.



### PARKING

Two allocated parking spaces and an EV charging 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.

### COUNCIL TAX

North Northamptonshire Council - Band D

### 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

For further information on viewing call 01604 230222