

Bouverie Leys, 81 Billing Road, Brafield On The Green



RICHARD  GREENER



Bouverie Leys

81 Billing Road
Brafield On The Green

£850,000

This delightful individual detached four bedroomed house is known to date in part from the mid 18th Century and was extended in the 20th Century.

Accommodation

Ground Floor: Entrance Hall | Cloakroom | Lounge | Reception Hall | Dining Room | Sitting Room | Conservatory | Kitchen | Utility Room

First Floor: Landing | Bedroom Two | Bedroom Four | WC | Bedroom One | Bedroom Three | Bathe/Shower Room

Outside: Garage | Games Room | Stable Block | Stable One | Stable Two | Feed Room | Implement Store | Hay Barn | Garden | Paddock

House - 1,815 square feet

Garage and Loft Room – 674 square feet

Stabling – 745 square feet

0.6 of an acre

RICHARD  GREENER

9 Westleigh Office Park, Moulton Park,
Northampton, NN3 6BW
www.richardgreener.co.uk



Description

This delightful individual detached four bedroomed house is known to date in part from the mid 18th Century and was extended in the 20th Century to now provide three reception rooms, conservatory, kitchen and utility room presented in excellent order throughout.

The house stands in lawned garden and paddock extending to just over one acre with a range of outbuildings including a garage with games room over and a traditional detached stable block with two loose boxes, tack room, feed room and hay barn.

There is covered parking for additional vehicles and the property is located on the edge of the village along a private lane serving this and two other dwellings.











Outside

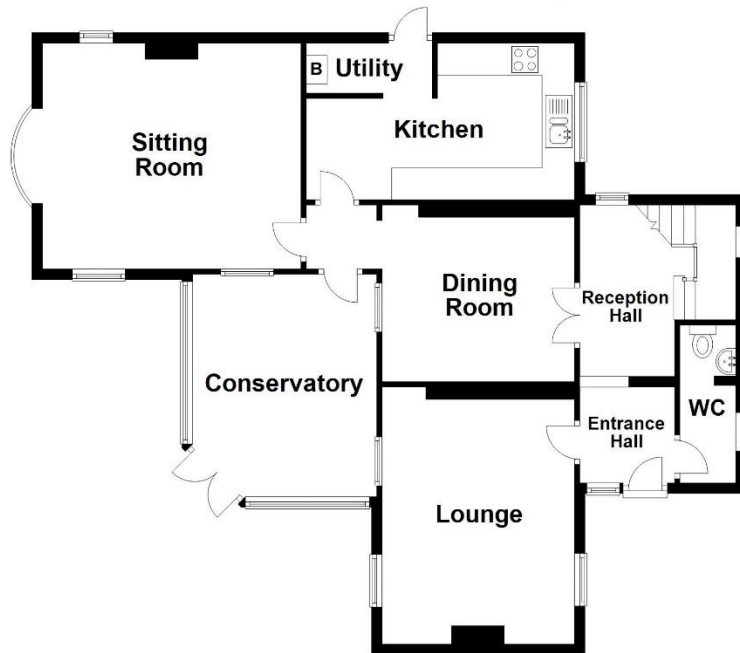
Bouverie Leys is approached by a private gravelled drive leading through electrically operated courtyard gates beyond which the drive continues to give vehicle access to the garaging, the carports and the stabling.

Planning

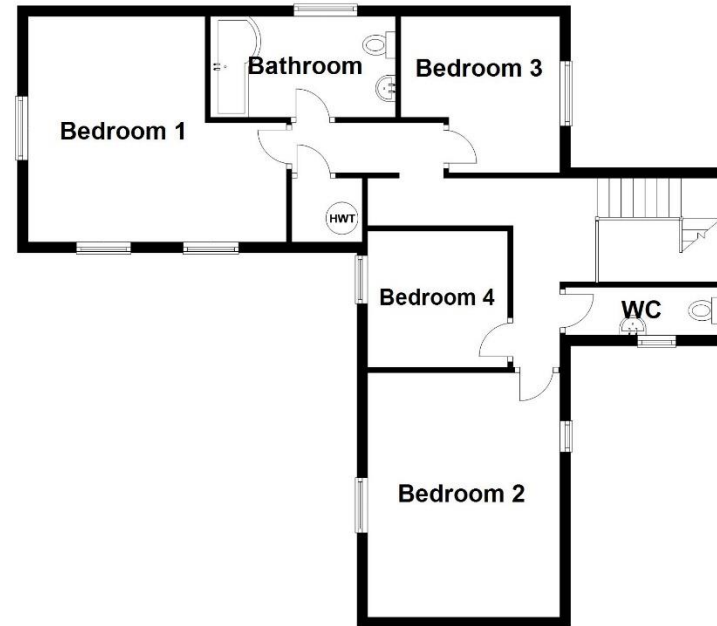
The original house is known to date from 1757 and was extended in the 1970's constructed of mellow lime stone beneath a slate roof with some rendered elevations and the property is not a Listed Building. There may be potential to construct a separate dwelling within the grounds subject to planning permission.



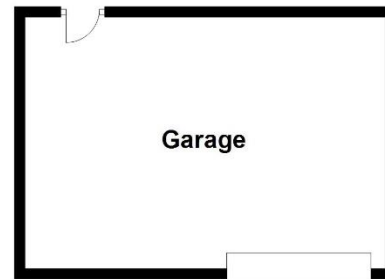
Ground Floor



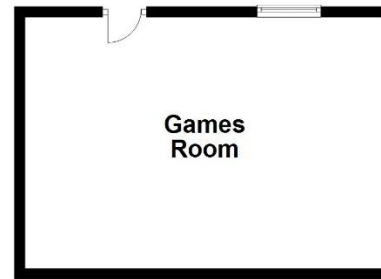
First Floor



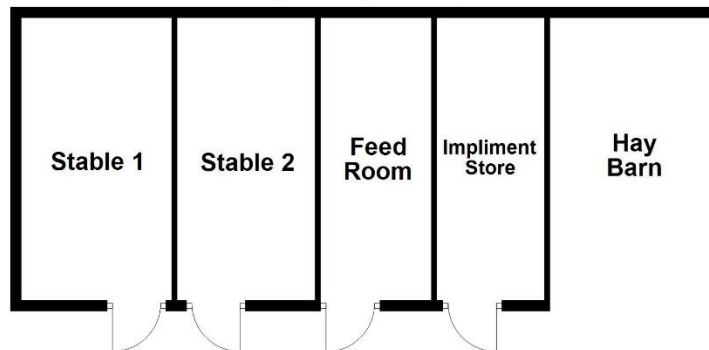
(Not in position)



(Above Garage)



(Not in position)



Not to scale. For illustrative purposes only



Gardens

The lawned garden stand on the western side of the house approached by a south facing terrace leading onto the lawn where there is a circular stone well head. The lawn is bounded by a combination of close boarded fencing, established Beech hedging and contains a variety of small mature trees including Apple, Beech, May and Magnolia.

Local Amenities

Within the village there is a Garage/Store, Post Office with butchers, Public House/Restaurant and a Nursery School. Easy road access is provided to Northampton, Wellingborough, Bedford, Olney and Milton Keynes as well as two bus routes which pass through the village. Primary Schooling is available at the nearby villages of Denton and Yardley Hastings with Secondary education at Wollaston County School.

How To Get There

From Northampton proceed in a south easterly direction along the A428 Bedford Road to the roundabout junction with the A45 at Barnes Meadow. Take the third exit and continue along the A428 passing the villages of Great Houghton and Little Houghton. On approaching Brafield On The Green take the first turning on the left into the Billing Road and then turn left adjacent to number 79 Billing Road into the lane which leads to Bouverie Leys which stands on the right hand side.





RICHARD  GREENER