

Bakehouse Barn,
Main Street, East Haddon, Northampton



RICHARD  GREENER



Bakehouse Barn

Main Street, East Haddon

£1,150,000

An outstanding contemporary Farmhouse Style family home with a detached two-bedroom cottage.

Accommodation

Main House

Ground Floor: Reception Hall | Lounge | Study | Kitchen/Breakfast Room | Dining Hall | Rear Lobby | Utility Room | Games Room | Sitting Room | Cloakroom | Kitchen Two

First Floor: Landing | Master Bedroom Suite - Bedroom One | Dressing Room Ensuite | Bedroom Two | Dressing Room | Bedroom Three | Dressing Room | Bathroom | Bedroom Four | Ensuite

Cottage

Ground Floor: Entrance Hall | Dining Room | Sitting Room | Kitchen

First Floor: Landing | Bedroom One | Bedroom Two | Bathroom

Outside: Parking | Gardens | Outdoor Store

House of 3,200 square feet | Cottage 730 square feet

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Description

A truly wonderfully presented four-bedroom detached home, set in the heart of the highly regarded Northamptonshire village of East Haddon. Built in 2016, this charming farmhouse-style residence beautifully blends modern living with timeless character, showcasing quality craftsmanship and distinctive design throughout.

Boasting approximately 3,200 sq ft of versatile living space, the main house features a stunning oak-framed kitchen/breakfast room, complete with a vaulted ceiling, glass gable, and bi-fold doors opening out to the landscaped rear garden – perfect for family life and entertaining. The accommodation further comprises various reception rooms with family games room and the option of a self-contained annex with the fourth bedroom benefitting from its own kitchen, sitting room and entrance.

Adding significant appeal is a 730 sq ft detached two-bedroom cottage nestled within the garden – ideal as an Airbnb holiday let, a self-contained family annex, or a superb home office and creative studio.

With its generous proportions, unique architectural flair, and idyllic village location, this home offers a rare opportunity to enjoy the best of country living while remaining easily connected to Northampton and beyond.









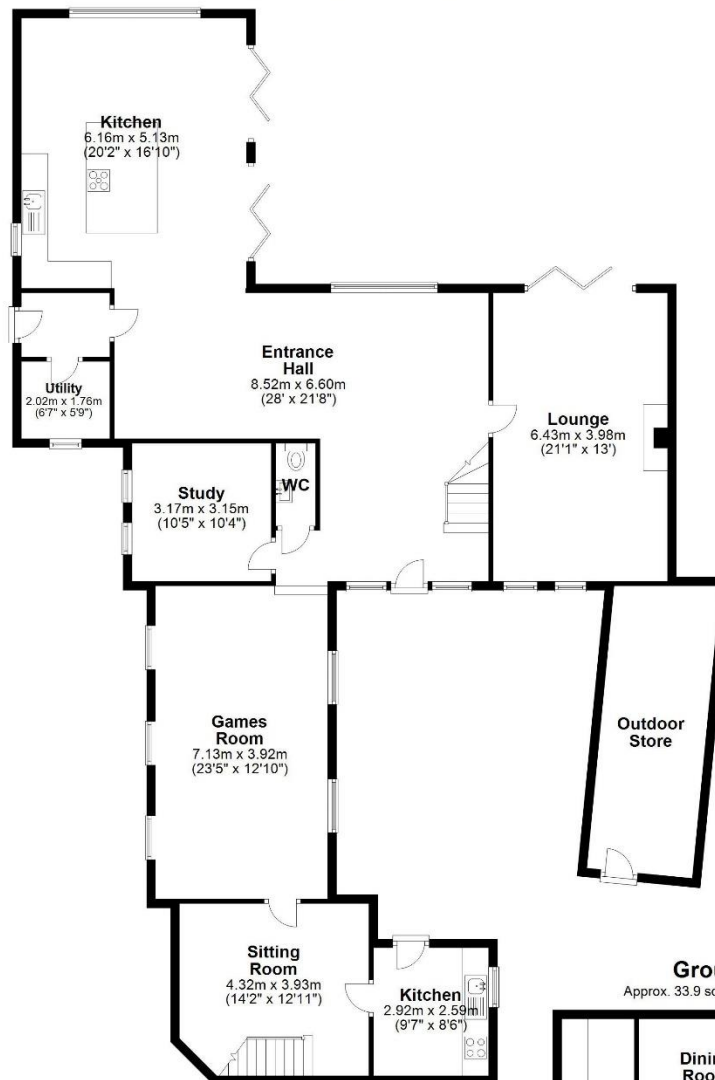


Outside

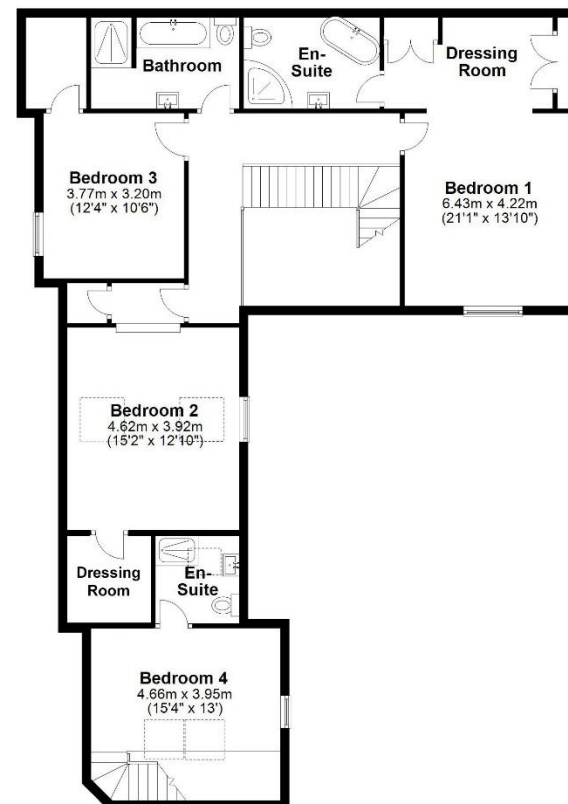
To the front there is a private courtyard giving access to the entrance hall and annex kitchen. This area offers storage with a small brick outbuilding, suitable for bikes and pedestrian access to the rear gardens. The current owners have converted a red brick barn into a two-bedroom self-contained cottage, suitable for guests or family.



Ground Floor
Approx. 173.2 sq. metres (1864.0 sq. feet)



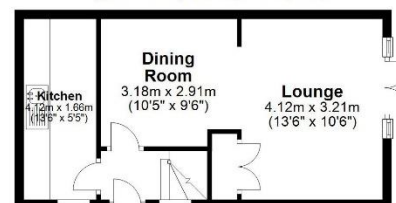
First Floor
Approx. 126.3 sq. metres (1359.6 sq. feet)



Cottage

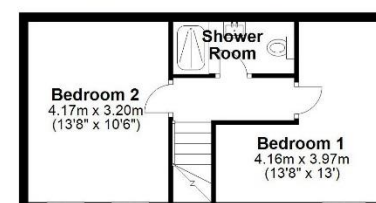
Ground Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



Total area: approx. 367.0 sq. metres (3950.8 sq. feet)
(Excluding Outside Store)
Not to scale. For illustrative purposes only



Gardens

An attractive rear garden providing various seating areas with mature shrub borders. There is a beautiful red brick boundary wall which gives this property ultimate privacy. A raised solid oak gazebo offers the best view of the house and enjoys sun for most of the day. The main area is laid to grass with steps down to the lower paved terrace for outdoor entertaining.

How To Get There

From Northampton proceed along the A428 Harlestone Road, passing the village of Lower Harlestone and continue along past Althorp Park and then under the railway bridge. Carry on along this road and take the right-hand turning signposted to East Haddon. Proceed into the village along Church Lane turning right onto main street, where the property can be found approximately 100 yards on the lefthand side.

Local Amenities

Within the village of East Haddon there is a Village Hall and the Red Lion Public House/Restaurant. Villagers have access to a range of sporting and recreational facilities through the Playing Field Association, the Village Hall and the East Haddon Players. There is the East Haddon CE Primary School situated in Church Lane and secondary education is at Guilsborough School approximately three miles distant. There are bus services to Northampton town centre. The village is well placed for access to Spratton Hall, Pitsford and Maidwell Hall Prep schools and public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough.





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