



75a High Street
Irchester, Northamptonshire NN29 7AA



Simpson & Weekley



The Tithe Barn is a beautifully restored four-bedroom, three-story barn conversion. Originally built circa 16th century and sympathetically developed by the well renowned Gaskell Group the property has been fully restored to an extremely high standard throughout. This executive residence is ideally located in the heart of Irchester, a highly sought after village with easy access to local amenities including the highly regarded Irchester Country Park, shops, schools and the popular Rushden Lakes retail and leisure complex. The home boasts living accommodation set over three floors totalling nearly 2,900sqft of living space with all rooms benefiting from under floor heating throughout. The property is offered to the market with no upper chain and accommodation in brief comprises; entrance hallway, lounge, kitchen dining room with range oven, granite worktops and integrated appliances, a utility room and WC on the ground floor. The first floor boasts a double bedroom with an en-suite shower room and a separate family bathroom with 'his and hers' sinks, a double enclosed shower and modern roll top bath. On the second floor you will find the master bedroom suite that comes with a dressing room and en-suite shower room and there are two further double bedrooms that are linked via a 'Jack & Jill' bathroom. Externally there is a private garden to the rear of the home, an integral oversized single garage, a separate single garage and off street parking. EPC Rating - New Build, Council Tax Band - Not Assigned

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£750,000



The popular Northamptonshire village of Irchester is perfectly positioned between the two Northamptonshire towns of Wellingborough and Rushden. Offering a wide selection of local amenities including village Primary Schools, a doctor's surgery, village hall, a number of shops, restaurants, café, a village park, public house, sports clubs, bowls club and a country park. The closest train station is in Wellingborough and is approximately 3.8 miles from the centre of the village which offers train services into the centre of London in under an hour. Northamptonshire boasts excellent road links with easy access to the M1, A45, A509 and A14 all within close proximity of the property.





* 2,858 sq.ft of living accommodation * Popular Village Location * Four Double Bedrooms Three En-Suites * Kitchen Diner And Utility Room * Two Oversized Garages * No Upper Chain * Under Floor Heating * EPC Rating - New Build, Council Tax Rating - Not Assigned *



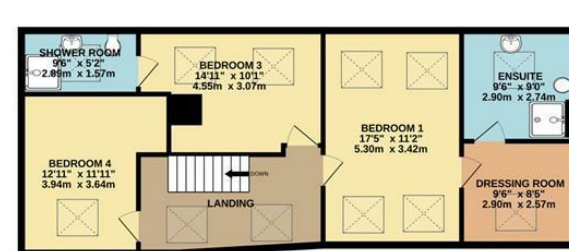
GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



2ND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



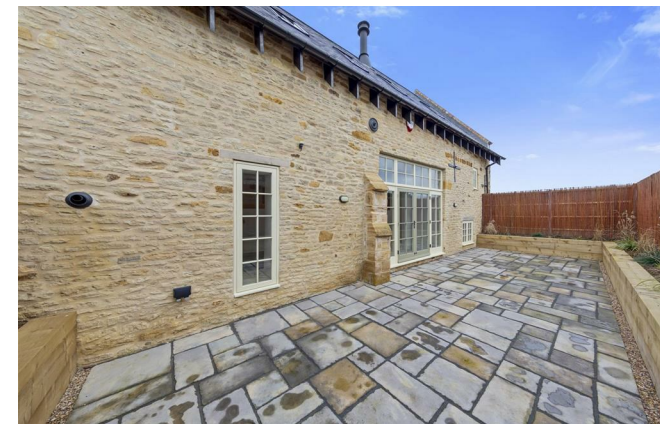
TOTAL FLOOR AREA : 2858 sq.ft. (265.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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