



13 Walnut Tree Farm North End
Higham Ferrers, NN10 8JB



Simpson & Weekley



The former 'Walnut Tree Farm' farmhouse, dates back to the early/mid 18th Century and sits in a prominent position within the historical market town of Higham Ferrers. Predominantly built in squared coursed limestone, this Grade II listed residence sits on an enviable plot with beautifully established gardens, offers a self contained one bedroom annexe, four double bedrooms, five reception rooms, a 26'9 x 10'8 conservatory, a cellar and comes with parking for several cars leading to a 37' long, high pitched roof garage still displaying signs of the original keeping of shire horses. This stunning and unique family home showcases a number of impressive original features such as inglenook fireplaces, sash windows, wooden window shutters and exposed ceiling beams creating a feeling of character and warmth throughout whilst also now benefiting from sympathetic modernisation to include an open plan refitted kitchen/breakfast room with solid wood worksurfaces, a refitted shower room and a refitted five piece en-suite to the master bedroom. EPC Rating Exempt, Council Tax Band G



5



5



7

£795,000



Set over two floors and accessible via two separate stair cases, the accommodation in brief comprises entrance hall, sitting room, lounge, dining room, office, conservatory stretching from the kitchen to the dining room with glass pitched roof, refitted kitchen/breakfast room with cupboards housing white goods and access to a cellar from the hallway. To the first floor there is a light and airy landing running from one end of the house to the other with access to a Master bedroom with en-suite five piece bathroom, two further double bedrooms, a second landing and a fourth double bedroom with original exposed ceiling beams. Externally there is access to a boiler room with adjoining wash room/w.c. and an Annexe comprising of a living room with open plan kitchen area, double bedroom and shower room. The impeccably maintained gardens consist of a two main gardens mainly laid to lawn with bordering trees, plants and shrubbery, a paved patio, boundary fence and walling and driveway providing off road parking for several cars with electric door to the garaging.



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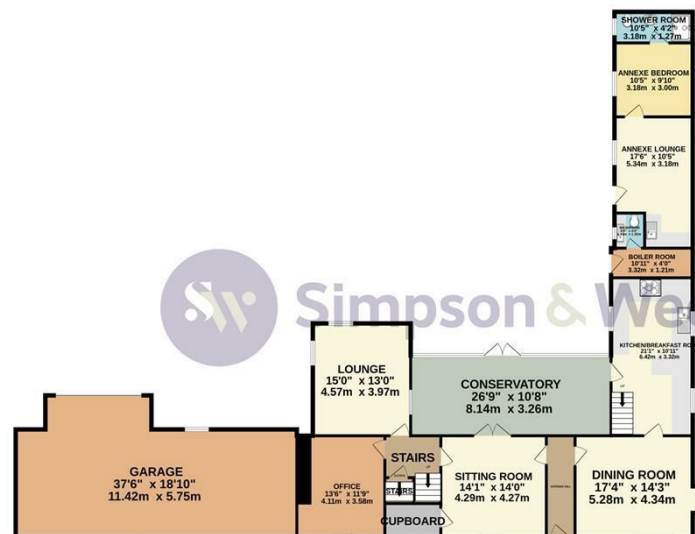
Set in the heart of Higham Ferrers, within walking distance of the High Street, Market Square, Castle Fields, schools and parks, the property is conveniently located whilst also having a network of main roads nearby providing access routes to Rushden Lakes and Wellingborough where a direct train from the town's railway station will get you into London St Pancras well within an hours journey. Higham Ferrers is a historical market town in the Nene Valley in North Northamptonshire located just 20 miles eastbound down the A45 from the M1. The town has a vibrant High Street, popular schooling and still holds a market in the market square on the last Saturday of the month.



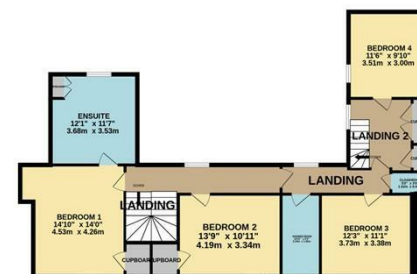
BASEMENT
179 sq.ft. (16.4 sq.m.) approx.



GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.

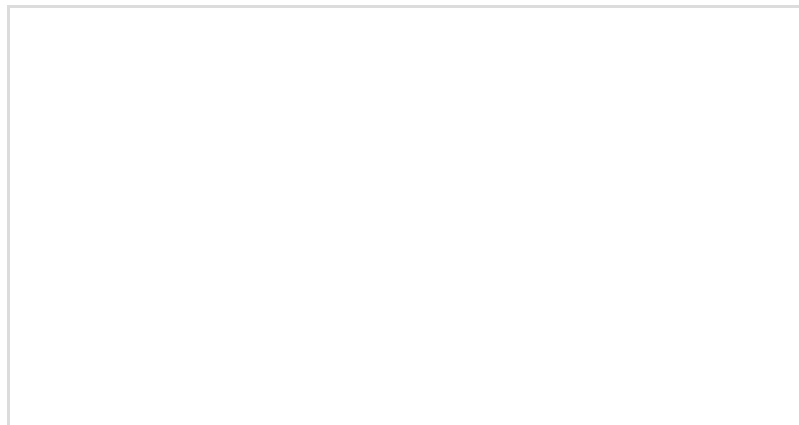


1ST FLOOR
1130 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA : 3695 sq.ft. (343.3 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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