



- ❖ A Substantial Detached Family Home
- ❖ Cul-De-Sac in Edge of Village Location
- ❖ 2600 sq. ft With Four Double Bedrooms
- ❖ En-suites to Master & Guest Beds
- ❖ Office/ Dressing/Sitting Room
- ❖ Two Receptions, Kitchen/Diner
- ❖ Three Oversized Garages, 5-6 Car Drive
- ❖ Delightful Mature Gardens, with Views
- ❖ EPC Energy Rating: TBC

**Holly Bank, Beech Hill, Hellidon
Offers Over £1,000,000 Freehold**



Holly Bank, Beech Hill, Hellidon. NN11 6LH

Holly Bank is an outstanding four-bedroom detached family home, standing in an enviable position on the edge of this sought after village. Extended and refurbished by the present owners, the property provides over 2600 sq ft of accommodation and a delightful mature plot of approximately 0.48 acres. The property boasts two generous reception rooms, a conservatory overlooking the rear garden, a re-fitted kitchen breakfast room with high gloss cabinets, granite work surfaces and breakfast bar and a range of integrated appliances. There is also a utility area, a spacious hallway and cloakroom/WC. On the first floor the master bedroom features a range of fitted wardrobes, a dressing room and en-suite shower room. Bedroom two features a vaulted ceiling, a balcony, an en-suite shower room and is approached by an office, which could be used as a dressing room or further reception room. Bedroom three has a guest cloakroom and there is also a family bathroom. Outside, Holly Bank stands in delightful mature gardens with views over open countryside. To the front are three oversized garages and a paved driveway providing hardstanding for 5-6 cars. There are lawned gardens to all sides, with a range of mature trees, shaped flower and shrub borders and lawns. There is a part covered York stone terrace, a decked terrace and a two garden stores.

Hellidon is an attractive and popular unspoilt village set in south Northamptonshire countryside, having a population of about 170. The village, which has a popular pub/restaurant and church, is well situated for communications both locally and for motorways. Local shopping is available at Daventry with larger centers at Northampton, Banbury and Leamington Spa. There is good access to the M1 at junctions 16 and 18 (approximately 11 miles) and the M40 at junctions 11 and 12 (approximately 12 miles). Hellidon also has the advantage of nearby Hellidon Lakes Golf and Country Club which features 27 hole golf, a gymnasium, tennis courts, 10 pin bowling, fishing, snooker and a range of restaurants. Education is provided locally at Staverton with Public schools being available at Rugby, Warwick and Stowe. The village community of Hellidon is extremely strong with a thriving Post Office among the facilities on offer.

PORCH:

Entered through a Upvc door with a double glazed fanlight window and a further window to the side There is a mat well and a door to:

HALLWAY:

With a high corniced ceiling and tiled floor, this room has a covered radiator, an Oak and glass panel staircase rising to the first floor and doors to all rooms.



SITTING ROOM:

The focal point of this room is a marble Adam style fire surround with cast iron insets and a marble hearth. This is a dual aspect room with two Upvc double glazed windows to both the front and rear elevations. Heating is from two covered radiators and there is a TV point, a high corniced ceiling, four wall light points and doors to the hall and:



DINING ROOM:

With Oak floorboards, a high corniced ceiling, two covered radiators, two wall light points and four double glazed doors to:

CONSERVATORY:

A UPVC conservatory built in the Victorian style on a low wall, with Upvc double glazed French doors leading to the rear garden. With under floor heating and ceramic tiling, there is also a ceiling fan/light.





KITCHEN/BREAKFAST/UTILITY ROOM:

Re-fitted in a range of high gloss base and eye level cabinets and granite work surfaces and upstands, incorporating a one-and-a-half bowl Asterite sink unit with a swan neck mixer tap over. There are further base and eye-level cabinets, a six-hob range cooker with a canopied extractor hood over and adjacent, an eye-level double oven and grill and an induction hob with a further canopied extractor hood over. There is an integrated dishwasher, a granite breakfast bar and Upvc double glazed windows to the front and rear elevations. A Upvc double glazed door leads to the rear garden and there are further base and eye level units, a further Asterite sink unit and a Upvc double glazed window to the side. Off the Utility area is a walk-in pantry/storage cupboard.

CLOAKROOM/WC: With a Upvc double glazed window to the front aspect, a white suite of a low level WC, an inset wash hand basin and a ceramic tiled floor.

LANDING: With a double width airing cupboard, an access hatch to the part-boarded loft via a retractable ladder, a radiator and high corniced ceiling.



MASTER BEDROOM:

Providing a range of fitted wardrobes, a mirror backed vanity area with drawers below and further wardrobes either side of the bed head with side cupboards and shelves. There is a radiator, two Upvc double glazed windows to the rear elevation and a wide archway to:

DRESSING ROOM:

Fitted with a wall to wall vanity area with drawers and shelves below, there are two Upvc double glazed windows to the front elevation, a TV point, a corniced ceiling and a door to:



EN-SUITE:

'L' shaped, this room has a tiled shower cubicle with a height adjustable shower and hinged screen door. There is a pedestal wash hand basin, a low level WC, a ceramic tiled floor, a radiator and a Upvc double glazed window to the front elevation.

BEDROOM TWO:

Forming part of the extension with a feature vaulted ceiling and balcony approached from Upvc double glazed doors and side windows, this room has two radiators, a range of built-in wardrobes and a door to:

EN-SUITE:

Fitted in a white suite of a panelled bath with a height adjustable shower over, a wall-mounted wash hand basin and low-level WC. There is ceramic tiling to water-sensitive areas, pigeonhole shelving, a chrome ladder radiator and an electric Velux window.



BEDROOM THREE

With two Upvc double glazed windows to the rear elevation, a single radiator and a door to:

ENSUITE WC:

Fitted in a white suite of a low-level WC and a wall-mounted wash hand basin. The walls and floor are tiled in decorative ceramics and there is a chrome ladder radiator, an extractor fan and a pitched ceiling with a Velux rooflight window.

BEDROOM FOUR:

Heated by a radiator this room has two Upvc double glazed windows overlooking the rear garden.

FAMILY BATHROOM:

Fitted in a white suite of a panelled bath, pedestal wash hand basin and low-level WC. There is a tiled floor, wall tiling to water sensitive areas, two Upvc double glazed windows to the rear elevation and a chrome ladder radiator.



OFFICE:

Formerly bedroom two, this room is used as an office but could be a dressing room to bedroom two or form a sitting room/bedroom annexe. There is an Oak effect laminate floor, two Upvc double glazed windows to the front elevation, a radiator and a fitted countertop with cupboards below.



OUTSIDE:

Holly Bank stands back from the road behind lawns and walls and a fenced boundary. A paved driveway leads through a gate to a parking/hardstanding area for 5-6 cars and leads to the garage. The garden continues to the side where there are lawns, mature trees and flower and shrub borders. Immediately behind the house is a part covered York stone terrace and barbecue area. Adjacent is a raised deck terrace with a further terrace and a wooded area. A pathway continues to the side of the property where there is a garden shed shielding a bunded oil tank. The pathway continues behind and to the side of the garages to the driveway.

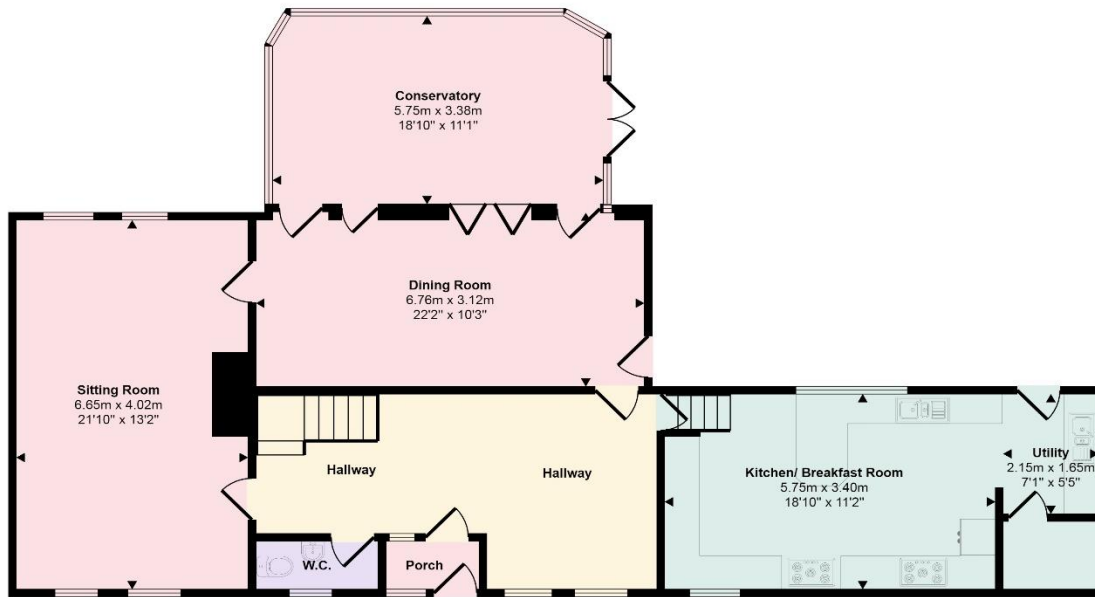


TRIPLE GARAGE:

These oversized garages have roller security doors and light and power points connected. The eaves space is part-boarded and there is an extensive range of cabinets and shelving.



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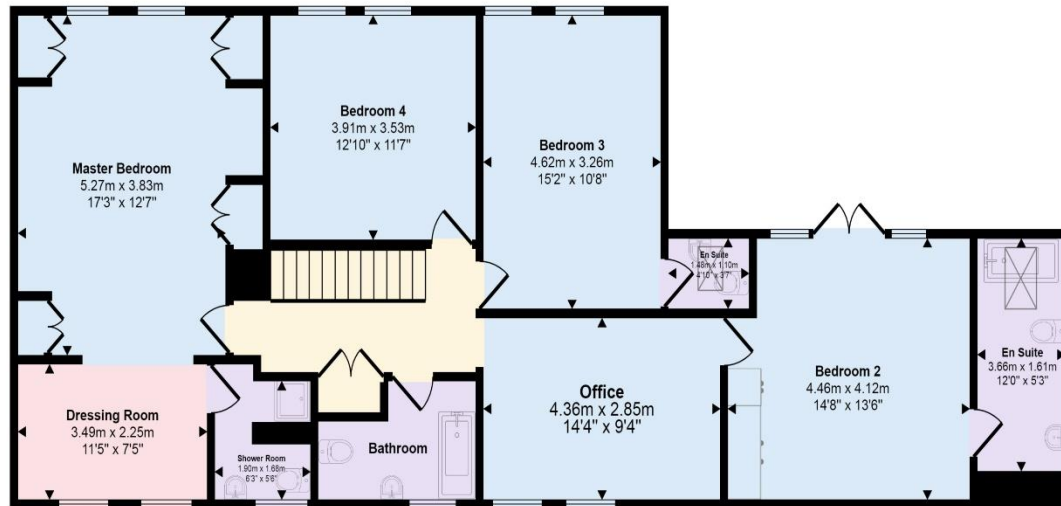
Ground Floor

Approx 121 sq m / 1305 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

NOTES:

Blank area for notes.



First Floor

Approx 121 sq m / 1306 sq ft

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