



3 MANOR FARM ROAD NORTHAMPTON, NN3 9EB

**£535,000
FREEHOLD**

Stonhills are pleased to offer this stunning three bedroom barn conversion with a detached annex, located in the heart of Great Billing Village. This beautifully presented home blends original character features with high-spec modern finishes and offers spacious living throughout. The main house boasts three double bedrooms, a stylish kitchen/diner, large lounge, and luxurious bathrooms, while the detached annex provides a self-contained living space — ideal for guests or extended family. With private gardens and ample parking.



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

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