



23 WEST STREET
KING'S CLIFFE | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

23 WEST STREET | KING'S CLIFFE | PE8 6XB

A beautifully converted stone barn with three bedrooms, a south-facing garden, off-road parking and a useful studio / bedsit, set within the heart of this picturesque village.

Kitchen cum Dining Room | Living Room

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Landing | Principal Bedroom Suite with Ensuite Shower Room | Two Further Bedrooms | Bathroom

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South-facing Garden | Studio / Bedsit | Parking



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12 Market Place, Oundle, PE8 4BQ

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The Property

This unique two storey stone barn conversion is situated within picturesque West Street. The property was converted to residential use in approximately 2002-3 and offers high quality, craftsmanship throughout, with beautiful joinery, exposed roof timbers, oak floors, a log burner and attractive free-standing kitchen. To the rear of the south-facing garden, the former garage has been converted to a studio bedsit.

A wrought iron gate from the drive off West Street gives access to the garden and the flagged seating area. Two doors give access to the property. The one used as the main entrance leads into the kitchen cum dining room. The dining and easy seating area has attractive Victorian style patterned floor tiles that sit well against the handmade brick floor of the kitchen area. Exposed beams and column radiators enhance the space. A pair of windows overlooks the rear garden. The freestanding kitchen is handmade using a mix of hardwood frames and painted doors with iroko worktops; the units include a double Belfast sink with matching drainer, part glazed pantry cupboard, further base units and a granite topped island unit. An electric Esse range oven completes the offering and there are spaces for the usual appliances. An under stairs store acts as a cloaks cupboard and a pair of doorways lead to the living room. This atmospheric reception room is paved with handmade bricks and features an unusual and handsome stone chimney piece and log-burner. A bespoke oak staircase with matching balustrade rises to the first floor. Stone windowsills, cast iron column radiators and exposed beams add further character.

The first floor features engineered oak flooring throughout. There are exposed roof trusses & rafters and attractive stripped pine doors to the bedrooms and family bathroom. A pair of windows overlooks the rear garden and there is access to the airing cupboard that houses the hot water tank and gas fired boiler. The main bedroom is ia superb size and has a window to the garden. Adjacent is the en suite shower, fitted with white sanitary ware by BC Sanitan. There is a large shower cubicle with mains shower and travertine tiles to the walls and floor.

There are two further comfortable bedrooms. The bathroom is also fitted with BC Sanitan and includes a freestanding cast iron bath with ball & claw feet and mixer taps with shower attachment.

The garden is enclosed by a stone wall. There is a gravel drive that leads to the former garage and provides off road parking for up to three vehicles. The garage is constructed of stone under a clay tile roof. It has been superbly converted to a home office cum studio bedsit with power and lighting. A door leads to the shower room / WC. It would be a simple job to convert back to garage use. The south-facing garden is mostly lawn with well stocked borders and a large, flagged stone seating area. To one side is a useful single storey timber clad barn, which has the utility room to one end, as well as storage within two rooms.

Tenure - Freehold, with vacant possession. Council Tax - Band D EPC - Band D Services - All mains services connected. Gas fired central heating. Fibre broadband available.

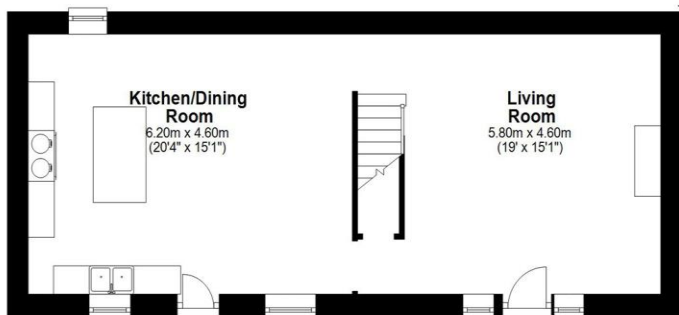
Viewings - A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com



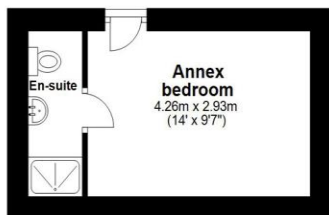
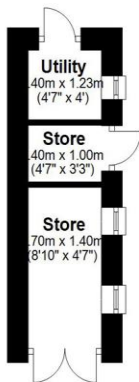
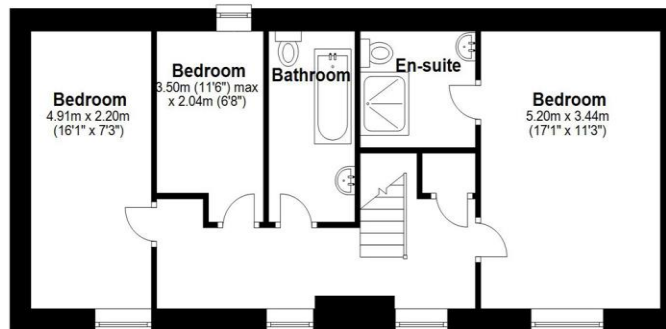




Ground Floor



First Floor



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Total Approx Gross Internal Floor Area = 139 sq/m (1487 sq/ft)

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