



TUDOR HOUSE
BARNWELL | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

TUDOR HOUSE | 49 MAIN STREET | BARNWELL | PE8 5PS

A beautiful and historic house, with large and attractive gardens, with home office,
situated in the heart of this desirable village.

Kitchen / Breakfast Room | Sitting Room | Dining Room | Snug | Utility | Cloakroom

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Landing | Three Bedrooms | Bathroom

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Garden | Studio / Home Office | Parking & Carport



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12 Market Place, Oundle, PE8 4BQ

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The Property

Tudor House is historically interesting and was built in 1604 by Parson Latham, as the village school. It is thought to be one of the oldest houses within the village. Constructed of local limestone and set beneath a good and tidy thatched roof, which was re-ridged and dressed by Dodsons in 2020, the property is listed Grade II and falls within the Conservation Area of Barnwell. Sympathetic extension and modernisation, using high quality materials, has taken place within the last couple of decades, creating a practical home with much charm and plenty of original features, including beautiful fireplaces and stone mullioned windows.

The door most used is at the side and enters the kitchen / breakfast room. This offers ample space for food preparation and family mealtimes. A run of beautifully crafted bespoke units by Willowbrook, provides ample storage and are finished with a polished countertop. A French window opens to the garden. The limestone flooring, with heating beneath, runs through to the dining room, which has full-height windows over-looking the brick terrace and garden. Beyond, lie the cloakroom and utility room.

The atmospheric sitting room is within the original part of the house, and has a seat set beneath the mullioned window, which overlooks the brook. The stone fireplace houses a woodburning stove. Two doorways lead into the snug, which has a mullioned window to the front and also to the dining room. A range of bookshelves is fitted to one wall.

On the first floor there are three bedrooms, with views over the brook or up the garden. The superbly-appointed bathroom, with underfloor heating, offers a large, walk-in shower and a luxurious bath with a view of the brook.

Within the garden is a high-quality, insulated studio / home office with large windows, glazed doors and a pitched ceiling, creating a stylish, light and practical place to work. There is a deck to the front, ideal for a sundowner. There is potential to convert this to ancillary accommodation.

The gardens are an attractive feature of this fine home, with many mature trees, a number of terraces set to capture the sunshine, lawns, an orchard with local varieties of fruit, and a productive and neatly set vegetable garden. There is great privacy within. There is also a range of useful timber outbuildings including tool shed, log store and machinery store. A 20ft x 8ft timber-clad and double-glazed workshop / cabin, stands at the end of the garden, giving a second option as a studio or home office. It enjoys a lovely viewdown the garden. The house has off-road parking, gaining access to the rear garden via a right of way over the adjoining driveway. A handsome oak-framed car port stands to one side.

Location

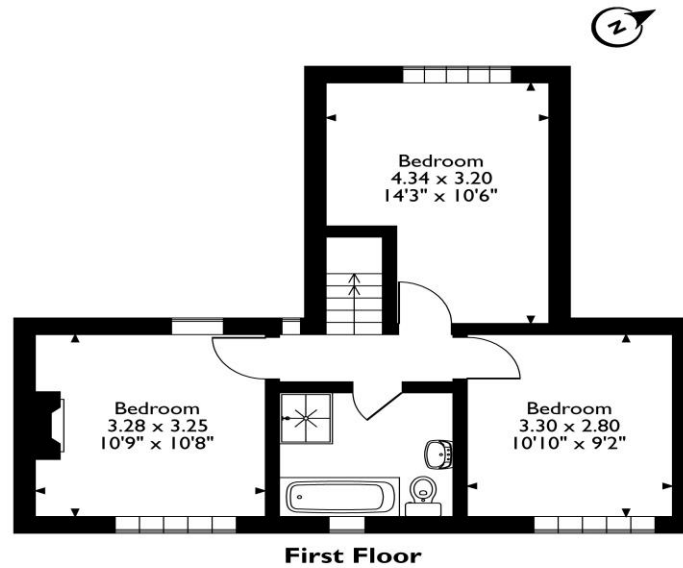
Tudor House sits in the heart of the historic village of Barnwell, opposite the brook which is lined with lime trees and weeping willows. Barnwell is an extremely attractive and popular village and benefits from a village shop / post office and has a popular, award-winning public house, the Montagu Arms. The village is surrounded by gently rolling countryside and lies on the route of the Nene Way footpath. The A605 is nearby providing easy access to the A14, A1 and M1. The Georgian limestone town of Oundle, with its excellent range of schooling, lies approximately two miles away and offers a range of family run shops and restaurants set around the Market Place. More extensive facilities as well as main line rail travel are available at Peterborough 14 miles away.

Services	EPC	Council Tax	Local Authority	Tenure
All mains services connected Gas central heating. Fibre broadband available.	Exempt – Listed Grade II	Band F	North Northants Council	Freehold, with vacant possession.
Viewings – Our pleasure, but strictly by appointment. Tel 01832 274732 info@woodfordandco.com				





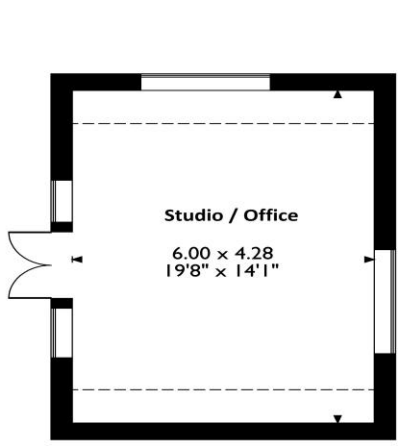




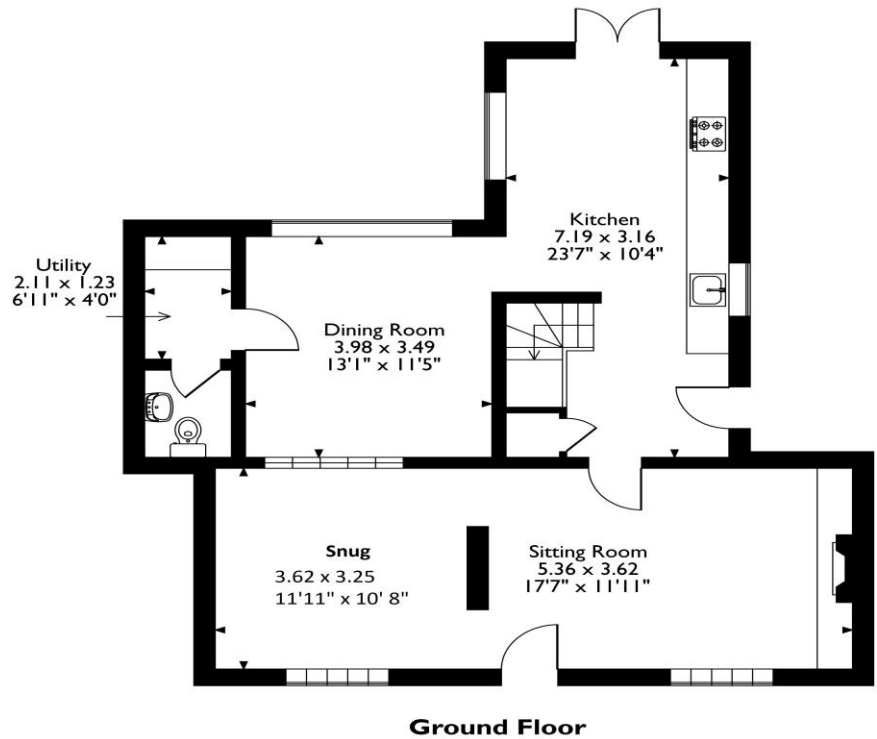
Bedroom
4.34 x 3.20
14'3" x 10'6"

Bedroom
3.28 x 3.25
10'9" x 10'8"

Bedroom
3.30 x 2.80
10'10" x 9'2"



6.00 x 4.28
19'8" x 14'1"



Utility
2.11 x 1.23
6'11" x 4'0"

Dining Room
3.98 x 3.49
13'1" x 11'5"

Kitchen
7.19 x 3.16
23'7" x 10'4"

Snug
3.62 x 3.25
11'11" x 10' 8"

Sitting Room
5.36 x 3.62
17'7" x 11'11"

Total Approx Gross Internal Floor Area = 147 Sq/m - 1583 Sq/ft
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