



WHITEFRIARS
BARNWELL | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

A spacious and versatile village home, with annex potential, enjoying a plot of 0.74 acre, backing on to fields, set within one of the region's prettiest villages.

Hall | Living Room | Kitchen / Breakfast Room | Sitting Room | Study Area | Conservatory | Utility Room

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Principal Bedroom Suite | Guest Suite | Three Further Bedrooms | Bathroom

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Parking | Double Garage | Wonderful Gardens | Indoor Pool with Planning Permission for Conversion to Annex



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12 Market Place, Oundle, PE8 4BQ

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The Property

Built in the 1970s and then extended and altered over a period of time, this large bungalow offers superbly versatile accommodation, with light and spacious rooms, set to enjoy the beautiful plot of almost $\frac{3}{4}$ acre that it occupies. The home is set well within the garden, with a lengthy front drive leading from the lane. The rear garden backs on to fields. Within the garden is an indoor swimming pool (in need of repair). The interior of the bungalow has been updated with quality fixtures and fittings. There is an array of solar panels subsidising the electricity supply and hot water. The layout offers scope to use the rooms in different formats, including the possibility of having an annex to one end.

The entrance porch opens to the reception hall, which acts as a hub, with bedrooms to one side and the main living accommodation to the other. The living room is a large, L-shaped room with defined dining and lounge areas. The wood burning stove creates a cosy focal point. A large window overlooks the front garden and French doors open to the west-facing rear garden. Double doors open to a second living room, or formal dining room, which could also form part of an annex. There are doors to the drive and also to the conservatory. Stairs rise to a mezzanine study area which in turn leads on to a double bedroom with ensuite shower /WC, ideal as a guest suite.

The kitchen / breakfast room is well-proportioned with ample space for food preparation, daily meals, or formal entertaining. The kitchen area has wall and base units with quartz work surfaces and inset sink. There is an induction hob and electric ovens. The fridge/freezer and the dishwasher are built in. The end of the room, which overlooks the garden, allows plenty of space for a table and chairs. A door leads to the useful utility room, which is a superb size and has hardwood work surfaces, and a Belfast sink. There is a huge amount of space for appliances, as well as storage. A door opens to the rear garden.

There are up to four bedrooms, or perhaps three bedrooms and an office or snug, accessed from the outer and inner hallways. The principal bedroom suite has a walk-through dressing room with copious amounts of storage, a spacious, double-aspect bedroom, and a well-appointed ensuite shower room. The remaining rooms could each be comfortable double bedrooms, but two are currently used as a study and reading room. They are served by the family bathroom which is beautifully appointed with a walk-in shower, double-ended bath, wash basin and WC.

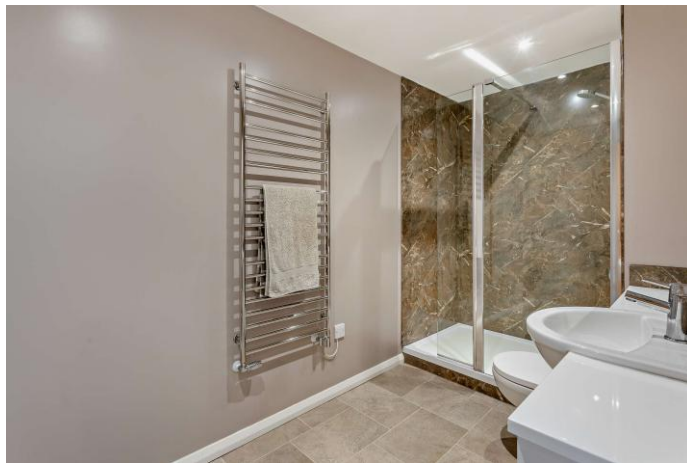
The block-paved drive weaves between the extensive front lawn, before arriving at a parking forecourt and the double garage. The rear garden is a great size and has a patio spanning the back of the bungalow. Steps lead up to the lawn, where there are specimen trees and mature hedging. There is a lovely view over the field to the rear. A path leads through to the indoor swimming pool (currently decommissioned & in need of repair), which is enclosed within a rendered block and polycarbonate glazed structure. Planning Permission has recently been granted at Appeal, for infilling of the pool, and conversion of the building to a two bedroom annex. Full details available from the agent. The timber building adjacent to the pool, houses the mechanics, beside which is a vegetable garden and storage sheds.

Location

Barnwell is a delightful, historic village, with the properties set either side of the tree-lined brook. Within the village there is a popular Public House, the Montagu Arms, a shop and a nursery school. Footpaths and bridleways, over the gently rolling countryside, provide good dog walking. Nearby Oundle offers family run businesses, shops and restaurants set around the Market Place, as well as a Waitrose supermarket. The town offers a good range of sports and leisure facilities. Peterborough is about 12 miles away and offers extensive facilities, as well as main line rail travel, with journey times to London King's Cross, from about 48 minutes.









**Services**

All mains services connected. Gas-fired central heating, and solar panels supplementing electricity & hot water.

Tenure

Freehold, with vacant possession.

Local Authority

North Northamptonshire Council

Council Tax

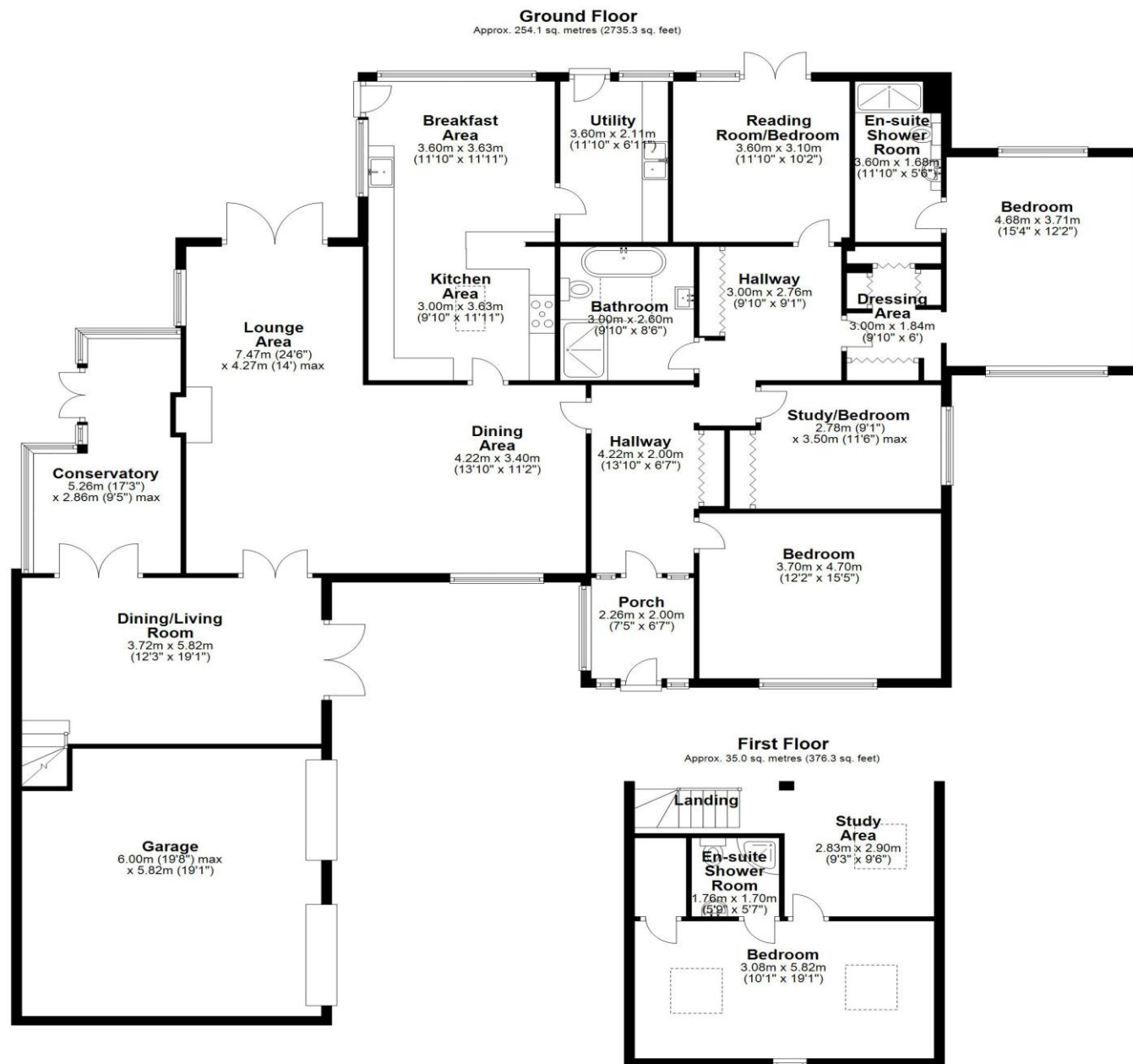
Band G

EPC

Band C

Viewings

A pleasure, but strictly by appointment with Woodford & Co. Telephone 01832 274732.



Total area: approx. 289.1 sq. metres (3111.5 sq. feet)



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