



6 Hill Farm Court, Mears Ashby, Northampton, NN6 0EQ

£575,000

A single-storey barn conversion located in an exclusive, private development in Mears Ashby, regarded as one of Northamptonshire's most desirable villages.

Entry into an open-plan kitchen, finished with shaker-style units, white quartz worktops and integrated NEF appliances, boiling water tap, farmhouse 1.5 sink. Travertine tiled flooring with underfloor heating runs seamlessly throughout the entire barn. Directly opposite the entrance, a dedicated space for coats and a practical WC.

A striking herringbone brick feature wall separates the kitchen from the open-plan living area, bathed in natural light by a combination of French doors, bi-fold doors and full-height windows. The kitchen would accommodate a dining table, but the current owners have styled the open-plan space as a dining area and a relaxed day lounge.

At the far end of the barn, a cosy snug features an original exposed stone wall complete with a wood-burning stove.

Bedroom 1 comes complete with full-height windows complimented by wooden shutters and an original stone feature wall.

Bedroom 2 is a comfortable double room with a Velux skylight.

The bathroom is well appointed with a 4-piece suite. Featuring a generous walk-in shower and a large freestanding bath.

Off-road driveway parking for up to 3 vehicles with a small front garden area. The main garden is fully enclosed and south facing. Mears Ashby offers convenient access to Sywell Reservoir, Beckworth Emporium and Earls Barton village. Mears Ashby boasts a vibrant community, welcoming atmosphere and the popular Griffins Head Pub.



Open Plan Living Space
19'2 x 13'6

Lounge With wood Burning Stove
13'5 x 12'8

Kitchen
13'6 x 13'

Bedroom 1
13'1 x 12'5

Bedroom 2
11'8 x 7'6

Bathroom With Separate Shower
9'3 x 7'6

WC
5'3 x 3'2



Tenure: Freehold
Council Tax Band:
Viewing strictly by appointment with Hawksbys on 01933 724444



Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

