



16 School Hill, Irchester, NN29 7AN

£2,500





16 School Hill

Irchester, NN29 7AN

- An Impressive & Elegant Home
- 3 Large Reception Rooms
- Country Kitchen
- Annexe/Studio
- Boasting 3200 Square Feet Of Accommodation
- Original Character Features
- 4 Double Bedrooms, 2 En-Suites

AN IMPRESSIVE NEW RENTAL PROPERTY TO THE MARKET ! Dating back to 1890 and formerly Irchester village school, this property was purchased by the current owners in 2002 and an extensive renovation program began to turn it into a grand family home. The finished article is simply stunning and it has been converted thoughtfully, retaining some beautiful original features to include: Original beams, skirtings, original parquet flooring and large windows. Some of the new striking features include the spiral staircases, wrought iron balustrades and the feature window from the hallway looking into the ground floor reception room.

This elegant home boasts over 3200 sq ft of accommodation with 4 large double bedrooms, 2 en-suites, 29ft ground floor reception room, 33ft first floor mezzanine family room and a third 16ft first floor mezzanine reception room which is approached via a second spiral staircase from the 3rd bedroom. Further benefits include UPVC double glazing, gas radiator central heating, country kitchen with range cooker and oak worktops, utility room to match, luxury family bathroom with roll top bath and separate double shower enclosure, spacious and impressive ensuite to master bedroom with another roll top bath and "His & Hers" sinks, alarm system & quality interior decor and floor coverings throughout. The annex at the rear could be used as a studio, gym, living accommodation or as a home office.

To the front there is a large gravelled driveway which provides an abundance of off road parking, secure gated access to the rear garden and double garage which has an electric garage door. To the rear is a wonderful landscaped garden which offers a very good degree of privacy. There is a large patio area, a fantastic bar area, annexe/studio and lawn gardens wrap around the property with mature hedegrows, plants and shrubs.

CALL HAWKSBYS NOW 01933 22 22 44

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Entrance Hall

Ground Floor WC 4'9 x 2'9 (1.45m x 0.84m)

Kitchen 15'5 x 11'2 (4.70m x 3.40m)

Utility Room 10'6 x 6'9 (3.20m x 2.06m)

Hallway

Open Plan Living Space
29'3 max x 18'3 max (8.92m max x 5.56m max)

Inner Hallway

Bedroom 2
16'8 max x 13'6 max (5.08m max x 4.11m max)

En-Suite 6'9 x 5'4 (2.06m x 1.63m)

Bedroom 4 14'6 max x 10'2 (4.42m max x 3.10m)

Bedroom 3 19'8 max x 9'6 (5.99m max x 2.90m)

Spiral Stair Case Leading To





Directions

Mezzanine Floor (Home Office)

15'8 x 8'3 (4.78m x 2.51m)

Family Bathroom

10'2 x 7'8 (3.10m x 2.34m)

Spiral Staircase Leading To Mezzanine

Family Room

33'1 max x 12'7 (10.08m max x 3.84m)

Landing

Master Bedroom

22'5 max x 17'8 (6.83m max x 5.38m)

En-Suite Bathroom

15'10 x 10'5 (4.83m x 3.18m)

Outside

Garden Bar

9'9 max x 4'7 max (2.97m max x 1.40m max)

Annexe/Studio

11'5 x 8'1 (3.48m x 2.46m)

Shower Room

7'1 x 3'5 (2.16m x 1.04m)

Double Garage

16'9 x 16'2 (5.11m x 4.93m)





Floor Plans



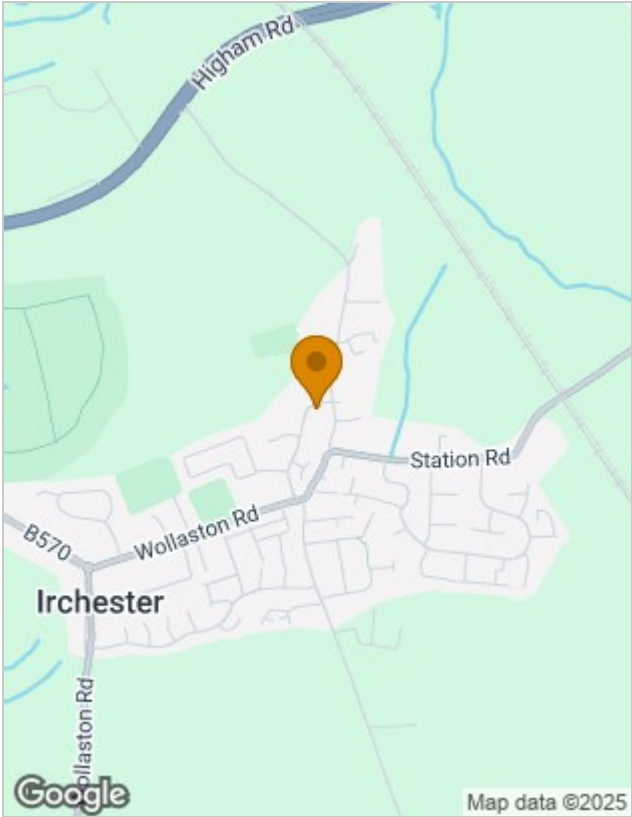
Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

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