



**HENDERSON
CONNELLAN**
ESTATE AGENTS

3/5 Chapel Road, Weldon, Corby, NN17 3HW

Guide Price £400,000

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"Period Revival"

A unique development opportunity - this substantial stone dwelling offers scope to be fully refurbished as one large home or subject to the appropriate approvals it could be split into two separate homes as it once was. Currently the ground floor accommodation comprises two entrance halls, four reception rooms, a kitchen and a garage which measures 23' x 17'. The first floor includes a kitchen, six bedrooms and two bathrooms. There is a rear garden which is enclosed. This property is grade II listed and is being sold with NO CHAIN.

Henderson Connellan have been instructed to sell this long term family home on the open market. The property requires extensive refurbishment. No building surveys have been carried out, and as is usual, it will be the buyers responsibility to satisfy themselves on the property's remedial and cosmetic condition. This historic property is mentioned in the doomsday book and has stood in the heart of Weldon of century's.

Once refurbished, the property would allow for generous sized family living and still retains some internal features such as a stone flag hall floor and an ingle nook fireplace to one of the reception rooms.

North Northants Council does offer a formal pre-application advice service which may be subject to a fee. Please find a link to the relevant page on the NNC website:- [Pre-application advice | North Northamptonshire Council \(northnorthants.gov.uk\)](http://northnorthants.gov.uk) There is a Conservation Officer for the Corby area (Mr Brian Hawkins) who would be able to advise clients through the pre-application advice process.

Kitchen - 5.23m x 3.38m (17'2" x 11'1")

Dining Room - 5.26m x 3.96m (17'3" x 13'0")

Living Room - 4.57m x 3.73m (15'0" x 12'3")

Dining - 5.31m x 2.72m (17'5" x 8'11")

Lounge - 3.84m x 4.67m (12'7" x 15'4")

Garage - 7.11m x 5.16m (23'4" x 16'11")

Bedroom 1 - 7.11m x 5.16m (23'4" x 16'11")

Bedroom 2 - 4.95m x 3.99m (16'3" x 13'1")

Bathroom - 3.07m x 2.34m (10'1" x 7'8")

Kitchen - 3.07m x 2.34m (10'1" x 7'8") (max)

Bedroom 3 - 4.17m x 3.68m (13'8" x 12'1")

Bedroom 4 - 5.31m x 3.35m (17'5" x 11'0")

Bedroom 5 - 5.44m x 4.98m (17'10" x 16'4") (max)

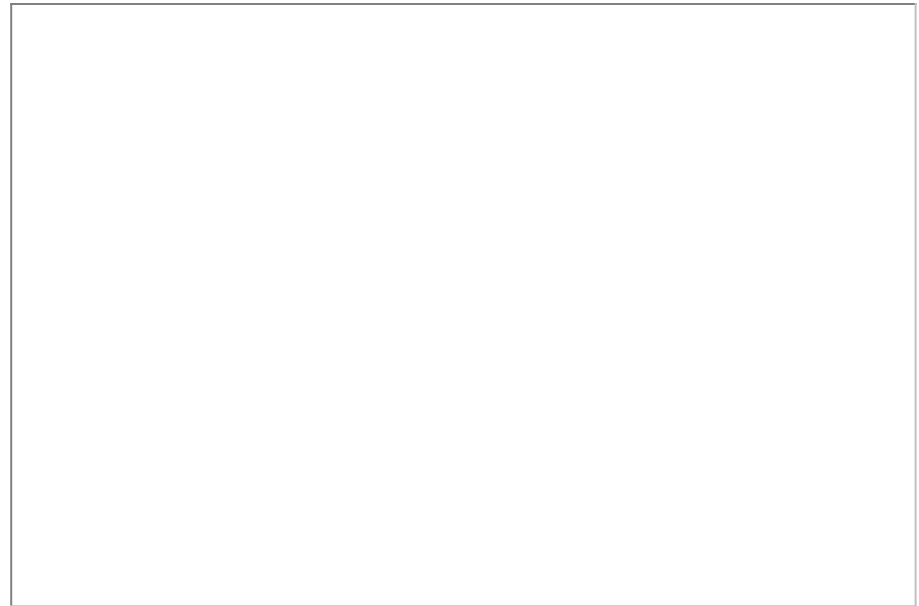
Bedroom 6 - 4.52m x 2.79m (14'10" x 9'2")

Bathroom - 2.29m x 2.03m (7'6" x 6'8")





- Substantial Stone Grade II Listed Dwelling
- Requires Updating and Refurbishment
- Four Reception Rooms
- Six Bedrooms
- Kitchen
- Double Sized Garage
- Rear Garden
- Scope and Potential to Develop



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby,
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