



LIME GRANGE BARNES

— HARRINGWORTH —

Set back from the thoroughfare behind electric wooden gates, discover a characterful home, with contemporary charm, at Lime Grange Barns, a unique, stone barn in Harringworth.

IN TUNE WITH NATURE

Built in 2021 by Kaybee Developments, and enhanced since by its current owners, Lime Grange Barns, nestled on a plot of 1.1 acres, is a rural refuge, bringing you in harmony with nature and harnessing features to help lower your carbon footprint such as air source heating and solar panels.



EFFORTLESS FLOW

Pull along the private driveway where there is ample parking alongside a double garage before making your way into the entrance hallway, where ahead, windows immerse you in unbroken views out over the rolling pastures.

Double height ceilings and exposed stone walls, in harmony with the open tread oak staircase, showcase the sense of open, modern living Lime Grange Barns offers.



SERVING UP STYLE

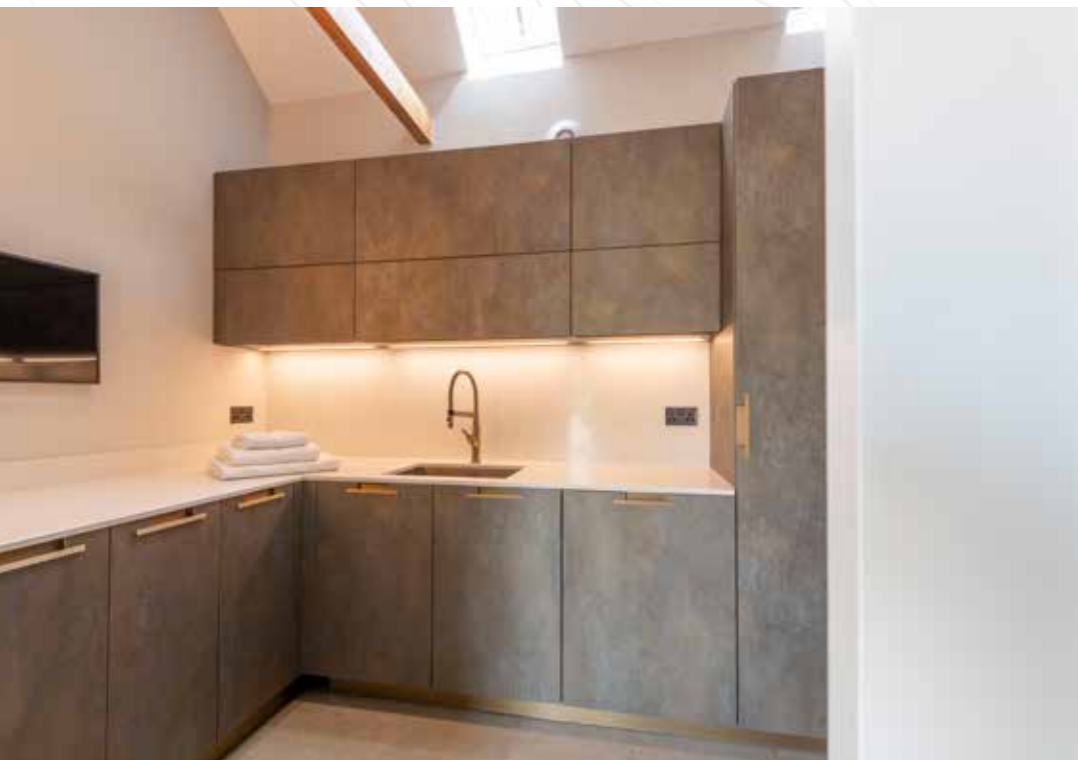
The kitchen itself emulates the open nature of the layout, with a sociable central island offering breakfast bar seating for three beneath a trio of stylish smoked glass pendant lights. Smooth, handleless, oyster-coloured cabinetry offers plenty of storage space with an abundance of fitted appliances including sink with Quooker instant hot water tap, two dishwashers, wide Siemens induction hob and a trio of ovens, full-size fridge and full-size freezer inset within a wall of bespoke fitted units.

ROOM FOR ALL

Open plan living is at the heart of Lime Grange Barns, moving across the entrance hall and into the flowing layout of the kitchen-diner-family room. A vast room, furniture is currently positioned in a manner to delineate the different zones, retaining the open sociability of the area, whilst creating distinct, functional 'rooms within a room'.

Snuggle up on the sofa with views out over the terrace and garden in the seating area, before moving through to the dining area, centrally situated and bringing living area, kitchen and the outdoors together via bifolding doors to the terrace.





POCKETS OF PRACTICALITY

From the kitchen, beautifully framed bronze casement doors from NGI Design open to an inner hallway, whose double height ceiling is enhanced by exposed beams and light diffusing skylights.

On the right, beyond the pocket door entrance, further storage can be found in the bespoke design laundry room, again bestowed with light from the windows high up in the double height ceiling. Stylish cabinetry provides so much overflow storage, with a large integrated fridge also fitted. Watch television on the integrated screen whilst

folding laundry; plumbing is available for a washer and dryer.

Adjacent, discover an elegantly furnished cloakroom with gilded fittings, including designer feature lighting, vanity unit storage and recessed shelving.

Along the hallway there is also a light-filled boot room with fitted wardrobes and storage for all your season's ensembles.



CURL UP WITH A BOOK

Privacy is provided by a metal mesh glazed door at the end of the hallway, as it connects through to the family snug, a contemporary comfort blanket of a room, where fitted bookshelves and sliding ladder combine with comfortable sofas to provide a luxurious literary retreat.

Tucked off here is a private home office, with double height ceiling once again, fitted cabinetry and naturally lit by a picture window to the garden.

Return now to the entrance hallway where there is one final reception room to discover. Underfloor heating flows throughout the home, continuing from the hallway into the elegant sitting room where shades of soft grey add a cool contemporary vibe in the flooring and walls, balanced by the warmth of the wood-burning stove inset in the exposed stone surround.

Ascend the glass and oak staircase as it runs up by the exposed stone wall of the entrance hallway, to arrive at the first-floor landing.



SOAK AND SLEEP

To the left of the staircase, the first double bedroom takes advantage of the high ceilings to maximise storage with a run of fitted wardrobes, with wooden flooring and plenty of light flowing in through the Velux window.

Sneak a peek at the spacious and serene family bathroom, where the soft grey and white motif repeats in the matt tiled walls and immaculate furnishings. Soak in the large bathtub or refresh beneath the rainfall droplets in the wet room shower.

Guests will feel at home in the luxurious and spacious guest suite, with pitched ceiling and built-in storage seamlessly sitting within the walls. Light flows in through three windows, whilst refreshment awaits in the sumptuous en suite shower room.

To the other side of the galleried landing, a third double bedroom overlooks the garden and again features a fitted wardrobe.





PENTHOUSE LUXURY

Serenity awaits in the principal suite at the end of the landing. Showstoppingly spacious, an arc of glass draws in verdant views at floor level. Windows tilt and open, bringing the outdoors in, with expansive vistas over the countryside.

With space for sofas and emperor size bed, this room is served by air-conditioning for all-year comfort.

Storage abounds in the NGI designed dressing room, fully furnished with bespoke shelving, drawers and hanging space.

The capacious en suite offers sophisticated refreshment, served by a large wet room shower, separate bathtub and double vanity unit wash basin.

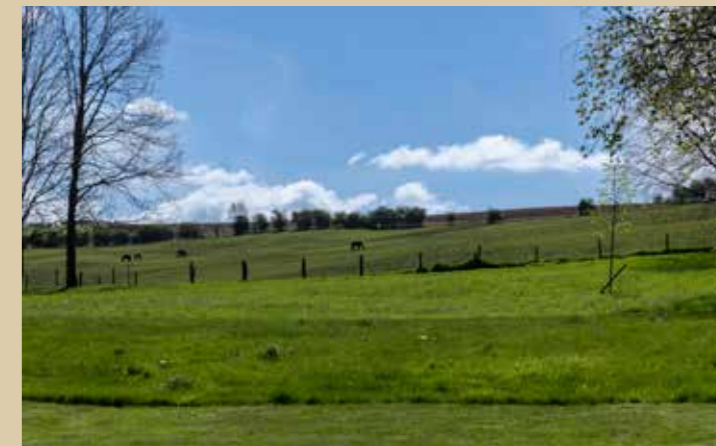


OUTDOOR OASIS

Nestled on just over 1.1 acres, the garden is the epitome of low maintenance enjoyment. South facing, the sunken patio is cocooned by mature borders and looks out over the healthy green lawn and paddocks beyond.

Steps lead up to the lawn and direct your eye to the field in the distance, grazed by horses, creating an artistic scene to enjoy.

Two beautiful Crane sheds are served by electricity and offer versatility of use, to the rear, with a handy storage room to the front garden.

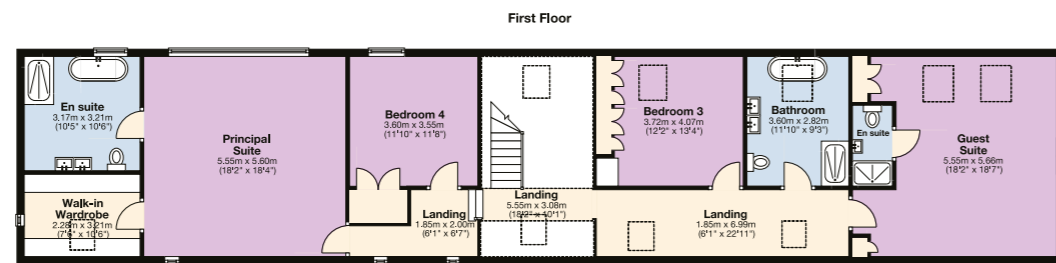
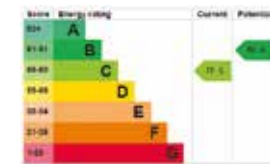


THE FINER DETAILS

- Freehold
- Detached
- Constructed 2021 by Kaybee Developments
- Curtilage listed
- Conservation area
- Plot approx. 1.1 acre
- Air source heating
- Mains electricity, water and sewage
- Solar panels with 4 storage batteries
- Electric underfloor heating
- Air conditioning
- Integrated alarm with cameras
- Zappi EV charger
- North Northamptonshire Council, tax band G
- EPC rating C



Ground Floor: approx. 212.9 sq. metres (2291.8 sq. feet)
 First Floor: approx. 159.1 sq. metres (1712.9 sq. feet)
 Total area: approx. 372.0 sq. metres (4004.6 sq. feet)



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ON YOUR DOORSTEP

Home to the impressive Haringworth Viaduct, spanning the River Welland, walks abound close to Lime Grange Barns. Pick up one of the cycle tracks and explore the beautiful countryside by bike.

A peaceful and yet thriving village, discover the clubs and societies hosted at the church and village hall, a hub of the community. From yoga to table tennis, why not try your hand at a new hobby?

Horse lovers can visit Haringworth Manor Stables for horse riding lessons, hacking trails and events, with both beginners and experienced riders welcome.

Rockingham Castle is also close by, whilst the water sports, wildlife and rambles to be found at Rutland Water, also nearby, are ideal for families.

Well connected, rurality needn't mean feeling remote, with road access via the A47 into nearby cities including Corby and Kettering, with easy access beyond to the A1 and M1 for destinations further afield.

Independent schooling can be found in the surrounding market towns, with Uppingham School, Oundle School, Oakham School and the Stamford Endowed Schools all available in the region.

A meticulously designed home, where every detail has been carefully considered to offer both style, storage and functionality. With seamless flow, allowing for effortless movement from room to room, whether you're entertaining guests or simply enjoying everyday living, Lime Grange Barns brings laidback luxury and practicality to each room.

LOCAL DISTANCES

- Uppingham 5 miles (11 minutes)
- Corby 7 miles (15 minutes)
- Oakham 10 miles (18 minutes)
- Stamford 12 miles (21 minutes)
- Kettering 15 miles (27 minutes)



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