

Barn House Stables, The Barn  
House, Park Walk  
Brigstock  
NN14 3HH

£550,000



OSCAR JAMES

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# WHAT'S GREAT?

'Barnhouse Stables' Offered to the market with NO CHAIN, Oscar James Estate Agents are delighted to bring to you this incredible property with a genuinely unique offering and with plenty of scope and loads of potential!

Labelled 'The Barnhouse Stables' at the front, the property is perfect for those looking for a versatile property. There is a large stables building to the rear, which offers great potential for an annex conversion.

The property itself is truly unique and has been lovingly looked after by its current owners for over 35 years; given the floorplan here there is a high degree of versatility as many of the rooms here given the size and layout can be used for multiple purposes, which can be adapted to suit the needs of the new owners.

To the front, there is gated access on to the driveway which has plentiful space to allow off road parking for multiple vehicles and gives access to the impressive double garage via

up-and-over doors. The garage can also be accessed internally from the house.

To the rear is the stables, and also rear garden space too, which is mainly courtyard and allows for low-maintenance and upkeep. From the front and from the side there is access in to two separate entrance halls.

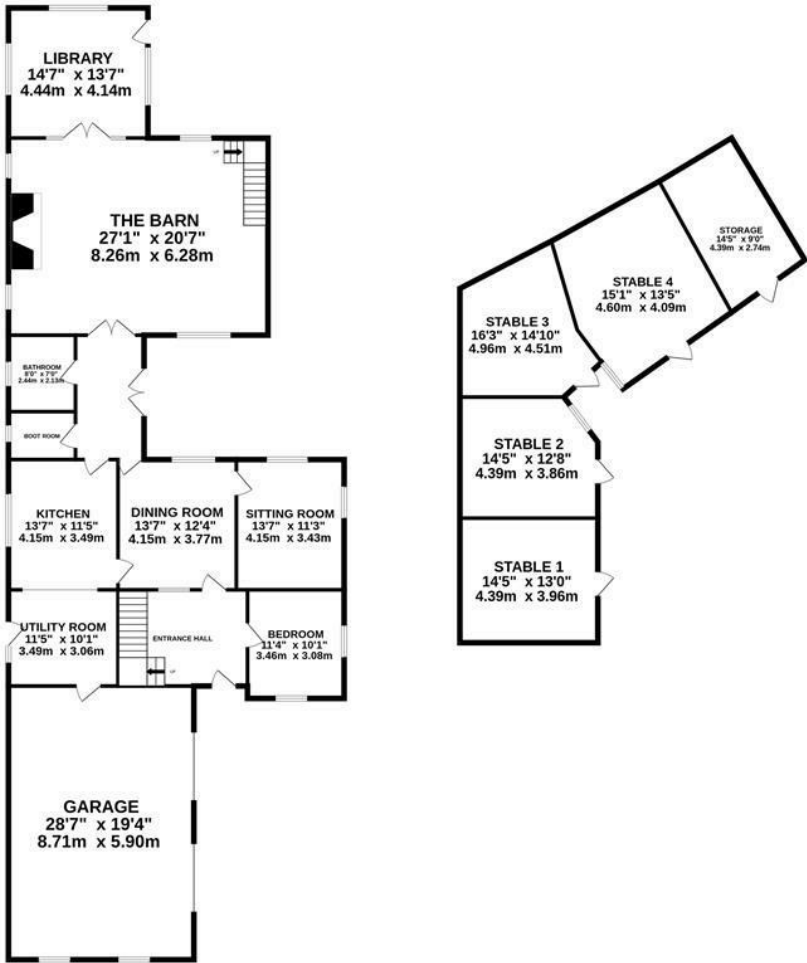
The property all throughout has an abundance of character and a truly unique offering. Towards the rear of the property is the room labelled 'the barn', this is a fantastic space currently used as a sitting area/living room, with mezzanine floor area, which is currently used as a study. In the barn section you will find the beautiful set back inglenook fireplace with burner, further adding to the characterful feeling to this wonderful property.

This amazing property is a genuinely rare find and one of a kind- it must be viewed to fully appreciate its full offering. For further details, or to arrange a viewing, get in touch with Oscar James Estate Agents, early viewing is recommended to avoid disappointment

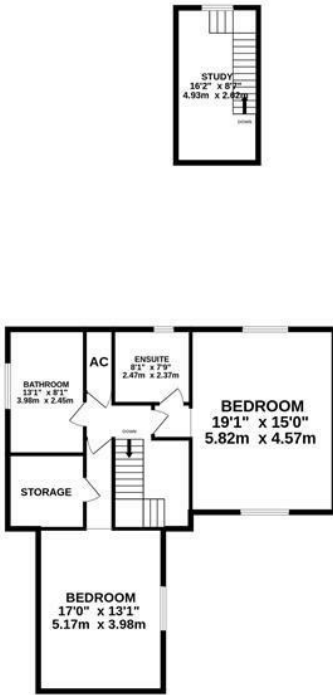
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# Floor Plan

GROUND FLOOR  
3213 sq.ft. (298.5 sq.m.) approx.



1ST FLOOR  
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 4258 sq.ft. (395.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Multiple reception rooms, rear sitting room 'the barn' with inglenook fireplace & mezzanine



Three sizeable bedrooms, with possibility to utilise other rooms as bedrooms too



Courtyard for low maintenance to rear and side. Features inc stables to rear and paddock



Large kitchen area with more than ample storage and utility space



Two bathrooms to first floor, with additional bathroom on the ground floor



Off road parking for multiple vehicles, and double garage also









# SELLER'S SECRET

The house has been a loving home for us for 35+ years, Brigstock Village itself is a lovely place to live and has plenty of amenities.



## Why we like it....

This property has a truly rare offering, with so much potential. Given the multiple reception rooms and the layout of the floorplan there is a high degree of versatility, a real must-see home!!

# OSCAR JAMES

13 New Post Office Square | Corby | NN17  
1PB

01536 400900

[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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