



# Wilby Lane

Great Doddington, Northamptonshire

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SALES & LETTINGS



## Wilby Lane

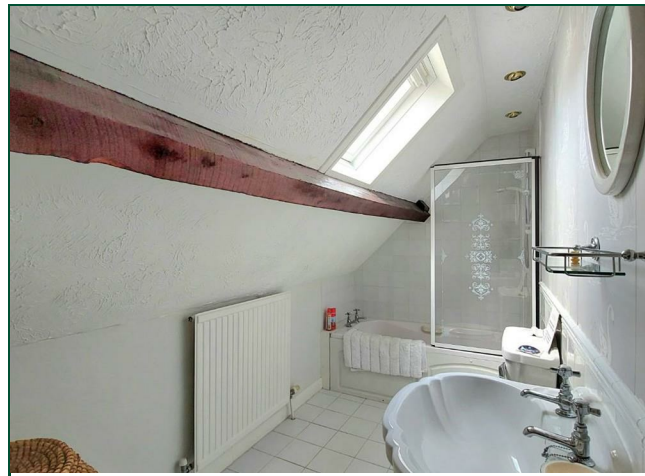
Great Doddington  
NN29 7TP

Price  
£575,000

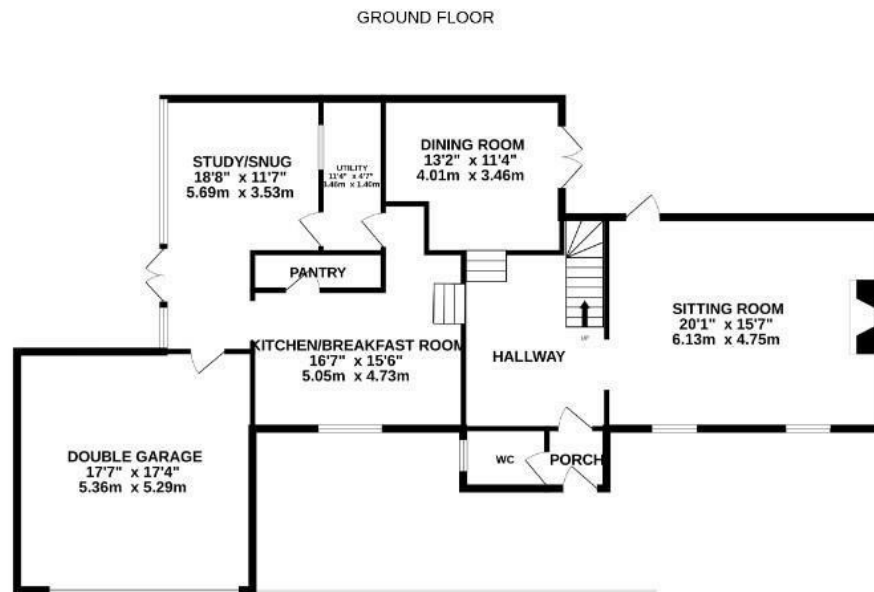
A spacious, charming period stone barn conversion with circa 1960 sq. ft. of accommodation set behind stone walling in the heart of the sought after village of Great Doddington. The property is formally part of traditional farm barns, on this rarely available small development, sympathetically converted to include original beams, exposed stone walls, inglenook fireplace whilst designed for modern style living with large reception rooms, newly fitted high spec kitchen/breakfast room with Quartz tops and fitted appliances, lovely gardens and double garage.

Accommodation includes entrance porch, light and airy hallway, cloakroom/WC, stunning sitting room with inglenook fireplace with fitted log burner and doors leading to the courtyard, formal dining room with doors leading to the courtyard, spacious re-fitted kitchen/breakfast room, study/snug, utility room, pantry, first floor galleried landing, large master bedroom with fitted wardrobes and lovely views over the valley, separate shower room, two further bedrooms and family bathroom. Outside, the property is approached via a gravelled driveway giving shared access and providing parking for several cars leading to a double garage with electric door, power and lighting and storage in the roof. The large open plan front garden has a good size lawn, gravelled areas and further lawn area and patio area with flower borders. To the side and rear are pretty private courtyards both with gates. Further benefits include double glazing and gas radiator heating. (A/1960/M)

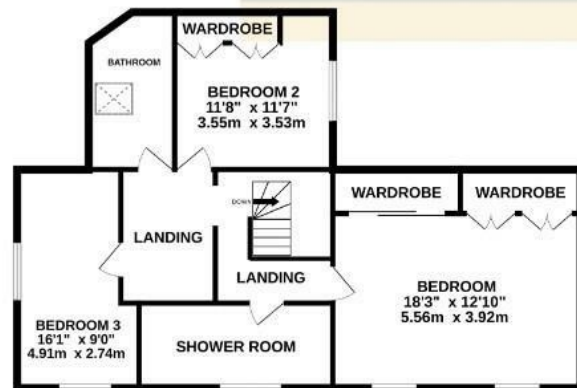
- Charming three bedroom period stone barn conversion
- Three reception rooms
- Re-fitted kitchen/breakfast room
- Separate shower room and family bathroom
- Private courtyard gardens
- Ample parking and double garage with electric door







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SQ FTG DOES NOT INCLUDE DOUBLE GARAGE

TOTAL FLOOR AREA: 1960sq.ft. (182.1 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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#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: E

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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