



# The Old Stables, High Street

Brixworth, Northamptonshire

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SALES & LETTINGS



# The Old Stables

High Street

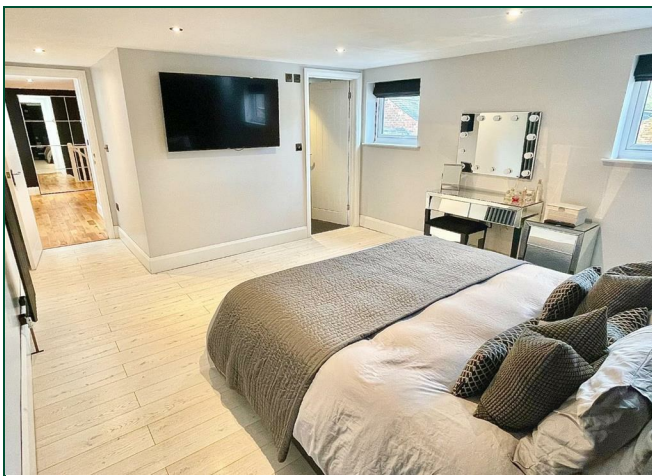
Brixworth NN6 9DD

£900,000

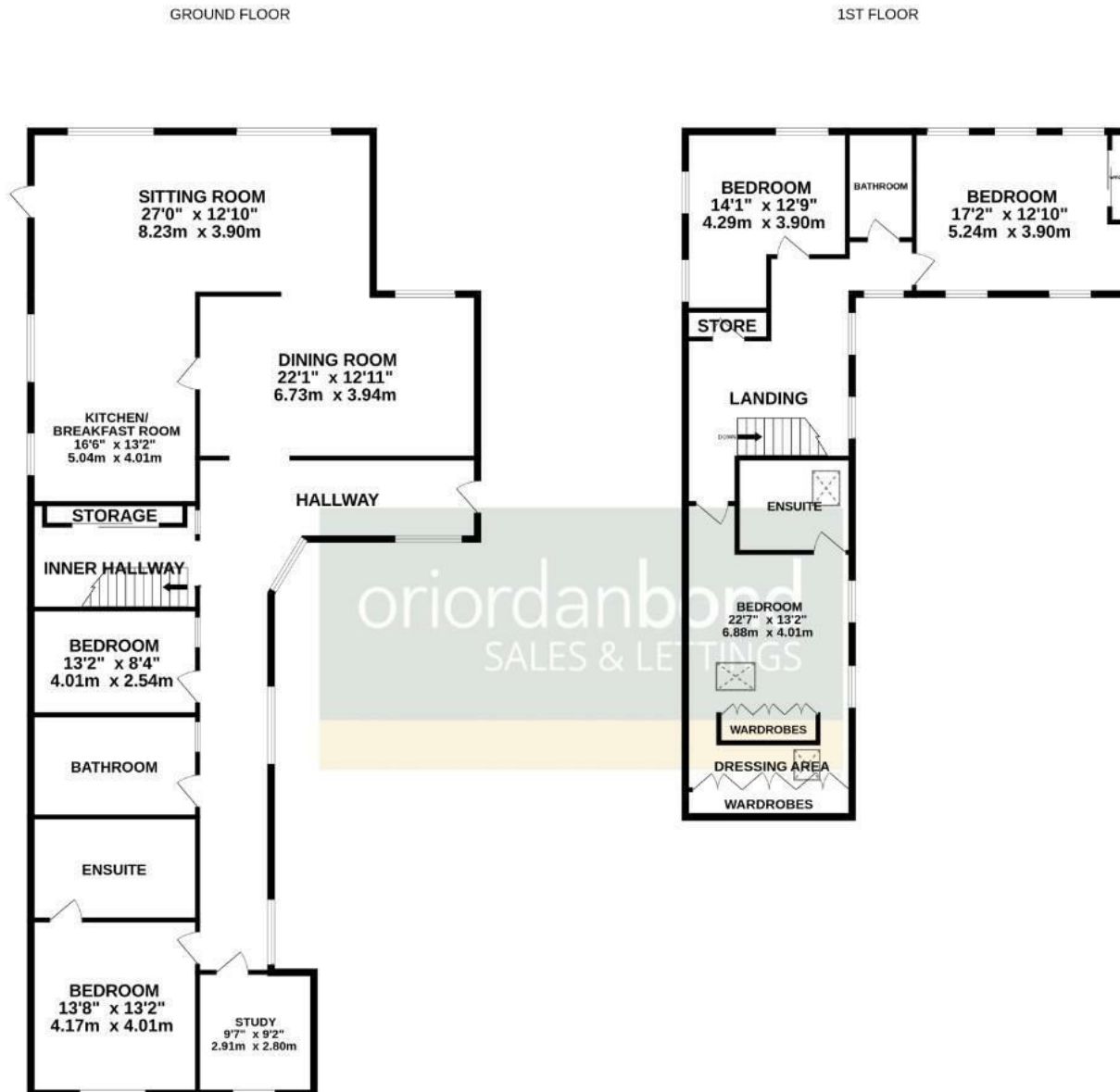
A 19th century stable, converted in the mid 1990's, situated on 0.25 of an acre, adjacent to paddock with views of the famous Saxon Church located in the heart of Brixworth. This unique property is a credit to the existing owners who have tastefully renovated and extended the property over the last decade whilst retaining original features.

Accommodation comprises impressive 60ft entrance hall showcasing the original brick archways of the former stables, a 'wow' factor luxury open plan kitchen/breakfast/sitting/dining area, cleverly designed to give the feel of separate rooms if desired with doors onto the enclosed terrace area. Utility cupboard housing washing machine, tumble dryer and electrics. Double bedroom with ensuite shower room, guest bedroom, shower room and a study is located at the far end of the entrance hall. To the first floor is a spacious landing with further storage cupboards, luxury master bedroom with feature wall incorporating soft mood lighting dividing the bedroom from the walk-in dressing area, spacious ensuite bathroom with separate double shower cubicle, two further double bedrooms and a family bathroom. Outside, the property is approached via its own private 70ft drive giving access to off road parking for several vehicles and the larger than average double garage measuring 24ft x 21ft and includes a W/C and an electric remote control roller door with further courtesy door to the garden. The property sits centrally within its plot, so benefits wrap around gardens enjoying views over both the church and adjacent paddock. Within the garden is a large raised entertaining area, a windproof barbeque and terrace area with the remainder being mainly laid to lawn with a couple of mature trees and is fully enclosed by wood panelled fencing and stone walls. (A/2887/L)

- 19th century converted five bedroom detached
- Luxury open plan kitchen/breakfast/sitting/dining area
- Two en-suite bedrooms and two bathrooms
- Wrap around gardens
- Ample parking and double garage
- On 0.25 of an acre - adjacent to paddock







TOTAL FLOOR AREA : 2887 sq.ft. (268.2 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: G
- Energy Efficiency Rating: C

**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.

**O’Riordan Bond Brixworth Sales**

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