



The Stables, Smith Street

Spratton, Northamptonshire

oriordanbond
SALES & LETTINGS



The Stables

Smith Street
Spratton NN6 8HW

Guide Price
£900,000

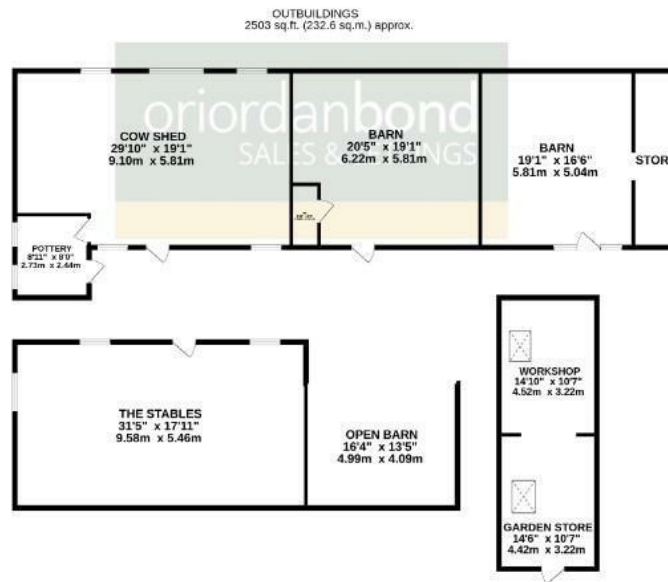
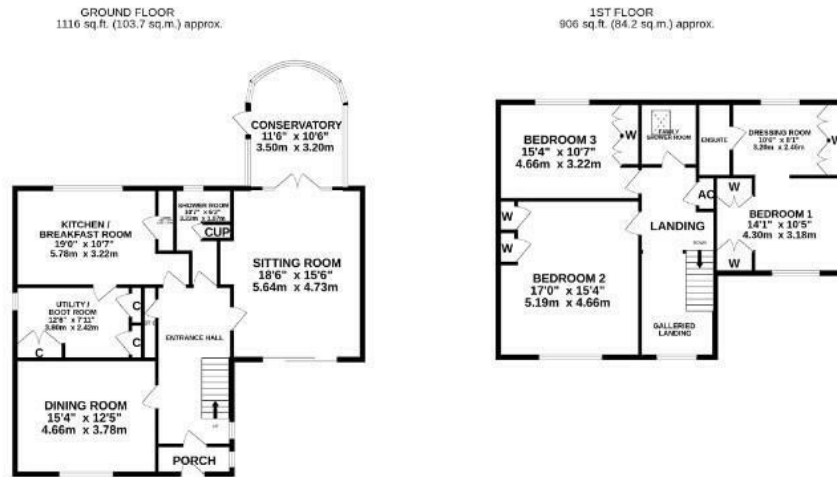
A superb property located in the desirable village Spratton with breathtaking views across rolling countryside. The property is situated on 1.7 acres and has 2,500 ft² of enclosed outbuildings. The property is approached via its own private drive leading to the former stable yard which provides ample off road parking and double carport. The original red brick stable block remains untouched with an adjoining open stone barn to the side. There are two further fully enclosed stone barns, a fully enclosed red brick barn (formerly the cow shed) and a pottery.

The main dwelling comprises entrance porch, double height entrance hall with cloaks cupboard, 'Bells' fitted shower room, sitting room with open fireplace and sliding doors to the enclosed front garden, conservatory, farmhouse style kitchen/breakfast room with walk-in larder, utility/boot room, formal dining room/bedroom with exposed stone wall and fireplace. Galleried landing, master bedroom with fitted wardrobes, dressing room with further fitted wardrobes and an en-suite, two further generous double bedrooms and a 'Bells' fitted family shower room. Outside, the property sits fairly central on its plot with gardens to the front, side and rear to include three well tended formal gardens, a vegetable plot, a brick-built workshop and garden store and a brick and stone entertaining area under a slate roof incorporating a brick-built barbecue, power, light and water and an acre paddock. The property is connected to all mains services. (B/2022/L)

- Three/four bedroom detached residence
- En-suite and dressing area to master bedroom
- Two reception rooms and conservatory
- Gardens to three aspects
- Ample off road parking and double carport
- On 1.7 acres and has 2,500 ft² of enclosed outbuildings





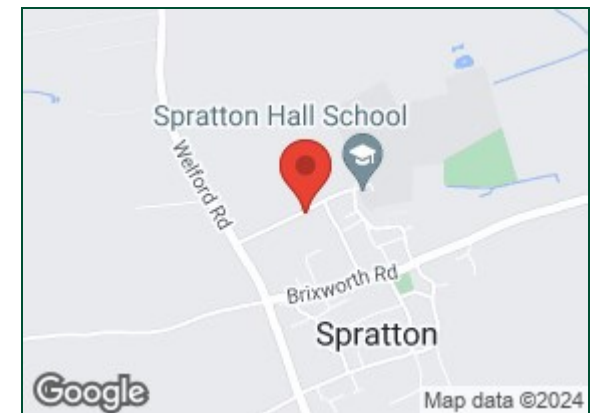


4,525 SQ. FT. WITH OUTBUILDINGS

TOTAL FLOOR AREA : 2022sq.ft. (187.8 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: F
- 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.

O'Riordan Bond Brixworth Sales

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