

The Old House
Arnhill Road, NN17 3DN
Gretton
Corby
£600,000

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Exempt



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- Beautifully Presented Grade II Listed Home
- Situated in a Historic Area of Gretton
- Steeped in Character Features
- 4 Double Bedrooms
- Home Office Space
- Large Double Garage with Electric Roller Door
- Stunning Landscaped Garden

16 Arnhill Road
Gretton
Corby
NN17 3DN

Hurfords is proud to launch 'The Old House' on Arnhill Road in Gretton which is a beautiful Grade II listed family home that occupies a prime, corner position with a gate offering off road parking leading to a large double garage and a quintessential country garden and steps to the main door. The original part of this fabulous home dates back to circa 16th century and has since been tastefully refurbished throughout and continues to retain a wealth of characterful features including exposed oak beams, original flooring and doors with metal latch fittings, deep sill windows and exposed stonework. Boasting generous and versatile living spaces, the accommodation comprises two ground floor reception rooms, a kitchen/breakfast room, a ground floor bathroom, utility room, guest w/c, four double bedrooms, an en-suite shower room, a family shower room and a versatile fourth reception room within the attic space (which is accessed via a concertina loft ladder). The main living room offers high ceilings achieving a great feeling of space as well as boasting a log burning stove for those cooler evenings opening up to the dining room (thought to be the oldest part of the home). The garden to the front of the home is the most stunning example, boasting a real suntrap of a garden. Our current vendors have worked hard to achieve the most beautiful arrangement of beds, lawn and paved area for alfresco dining and drinking, enclosed by a tall hedgerow. In addition to the front is a driveway leading to the large double garage offering plenty of off-road parking.

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The main entrance hall and kitchen are laid with original flagstone flooring, the hall leads to the utility room, guest w/c, a staircase and the kitchen/ breakfast room. Fitted with oak units with solid worktops, the kitchen exhibits dual-aspect views and benefits from four large pantry cupboards, as well as space for a Range-style cooker and a dishwasher. Also fitted with eye and base level units, the utility room provides further space for storage and appliances offering modern LED lighting. A door from the kitchen leads to the inner hall, which gives access to the bathroom, a storage cupboard and the living room. The family bathroom comprises a bath, low level w/c, a pedestal wash hand basin, recessed lights and oak beams to the ceiling. The ground floor living room showcases a beautiful inglenook fireplace with a working wood burning stove for the cooler nights, exposed beams and opens into the dining area the ideal space for entertaining family and guests. This space is the older part of the property and enjoys dual aspect views, access to the rear and is laid with its original red and black quarry tiles. A door leads to the winder staircase which rises to the first floor.

16 Arnhill Road, Gretton, Corby
 Approximate Gross Internal Area
 Main House = 169 Sq M/1820 Sq Ft
 Garage = 25 Sq M/269 Sq Ft
 Total = 194 Sq M/2089 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



One section of the staircase opens onto a versatile room, which currently functions as a second sitting room, leading to the main bedroom. This room also benefits from access to a further reception room within the attic space via a pull-down ladder, which makes it an ideal office space, guest accommodation or games room subject to requirements with a large window to the side elevation. The remaining bedrooms are all double in size, one of which benefits from an en-suite shower room as well as fitted wardrobe space. You will also find a second staircase down to the main entrance hall. The re-fitted family shower room concludes the accommodation and is complete with a double shower cubicle, low level w/c and a vanity wash hand basin. The home is set within the desirable village of Gretton, located within a commutable distance to Corby town centre, as well as the train station. With a high community and friendly spirit, Gretton celebrates regular seasonal events and social activities, and has a coffee shop, village store, two pubs, a sports and social club, village hall, primary school, two churches and a host of countryside walks on the doorstep. Viewing this home is essential to take in the stunning refurbishment of this home to the premium finish it is presented in!



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01780 752136

38 St. Mary's Street, Stamford, Lincolnshire, PE9 2DS

stamford@hurford.co.uk

www.hurfords.co.uk

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