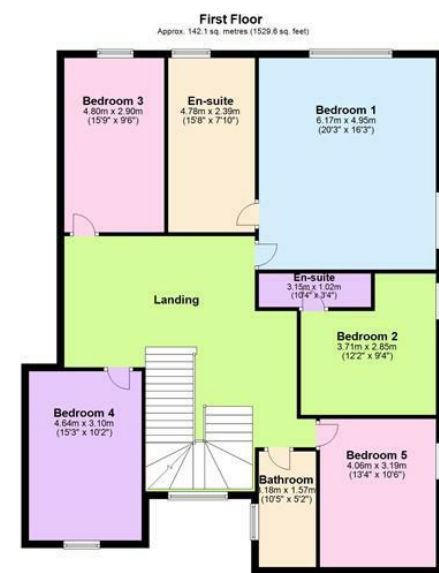


**FLOORPLAN AND MEASUREMENTS**



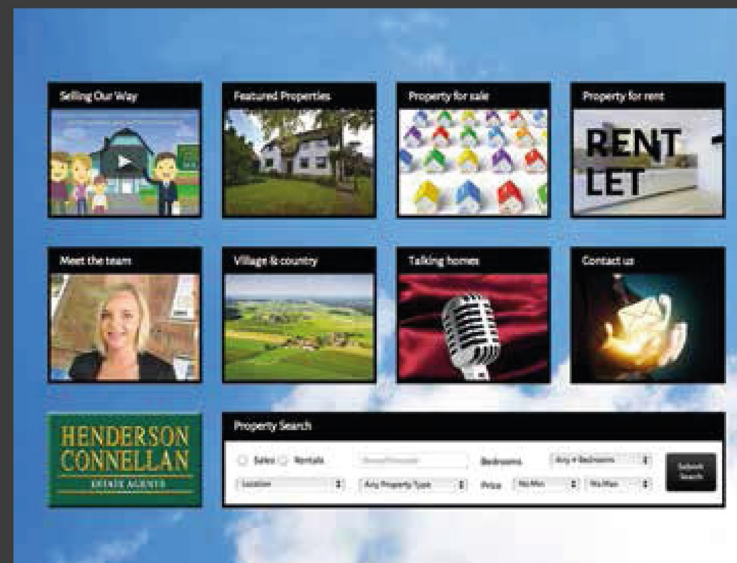
Total area: approx. 281.9 sq. metres (3034.6 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



**Bryn Hafod House**



15-16 Market Place, Kettering, Northamptonshire NN16 0AJ  
 Sales (01536) 417888  
 email: ketteringsales@hendersonconnellan.co.uk  
 Lettings and Property Management (01536) 416555  
 email: bestlets@hendersonconnellan.co.uk



Bryn Hafod House,  
Hall Lane, Kettering,  
NN15 7LJ



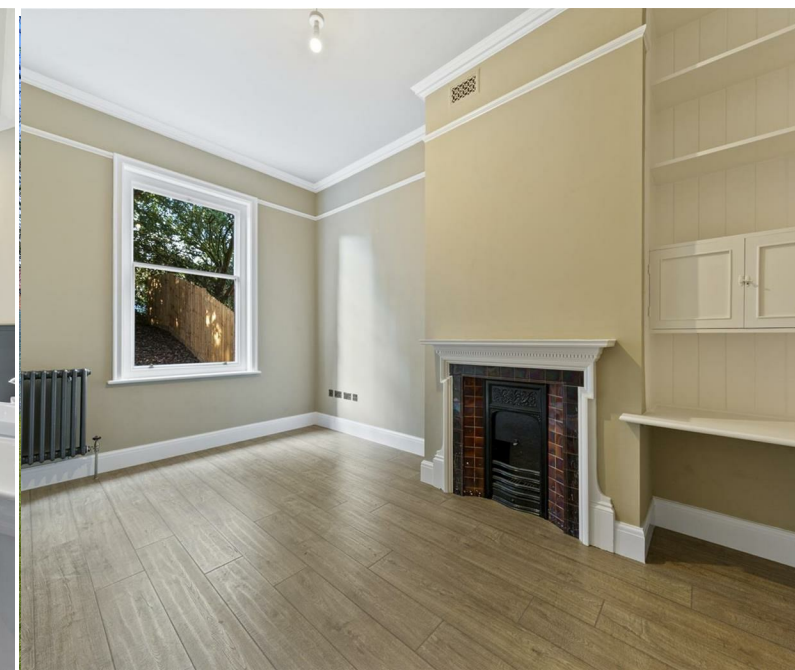


## Bryn Hafod House

... built as a private home in the early 20th century occupied by Charles Wicksteed, featuring striking architecture, wonderful detailing and features which have been sympathetically enhanced and restored creating a truly exceptional, individual Grade II listed home. Having undergone a significant restoration programme, the interior is presented to an exacting standard with an entrance hall, guest cloakroom, utility room, atmospheric drawing room with wonderful panelling, fireplace and elegant ceiling corning detail with mullioned window overlooking the gardens, there is a generous study and separate dining room, their scale amplified by the tall ceilings. The substantial free flowing kitchen/family room has select integrated appliances and Quartz worksurfaces, central island and a beautiful deep bay window with window seat making a wonderful dining/family area. Upstairs the palatial landing has a sweeping staircase and feature windows leading to the principal bathroom and five double bedrooms, the significant master bedroom with sumptuous en suite and the guest bedroom also with en suite. Outside the wrap around gardens are beautiful with manicured lawns, natural stone pathways and terraces perfect for outdoor living, a private driveway is accessed via double electric gates with parking for at least four cars and a single garage with electric door, power and light. The ultra convenient location is within easy reach of the General Hospital, Restaurant/Cultural Quarter and the mainline railway connecting directly to St Pancras in under an hour. A most distinguished home set in this unique Parkland setting.  
EPC RATING: PENDING COUNCIL TAX: PENDING

## GARDENS AND EXTERIOR

Bryn Hafod House, discreetly set within wonderful, mature wrap around gardens, the former home of Charles Wicksteed. A private gate with pathway directly from Hall Lane, extends to the gardens with steps and an Indian sandstone pathway leading to the front door. The gardens enjoy a very mature feel with established trees, hedging and planting extending to the side and also to the front. The significant rear garden is split level with an extensive terrace, perfect for garden furniture and alfresco entertaining. Steps flanked by stonewalling with the attractive coping stones leads down to a lower tier of garden, where there is a substantial lawn surrounded by laurel hedging and timber fencing which overlooks the beautiful pocket park and pond. Double electric gates provide access to the private driveway with parking for at least four cars and access to a detached single garage with electric door, power, light and personnel door to the garden.





## INTERIOR

- Gas central heating with fabulous original and period style radiators
- Grade II listed - former home of Charles Wicksteed
- Impressive period windows, leaded and stone mullioned to select windows
- Stone arch top entrance porch with recessed down lighting and original door leading to;
- Entrance Hall - enjoying wonderful deep skirtings and attractive timber detailing, cove cornicing, storage cupboard, and period doors to;
- Utility room - enjoying a range of base and eyelevel cupboards and drawers, one and a half bowl sink and single drainer, worksurface with complimenting up stand, recess for washing machine and tumble dryer.
- Guest Cloakroom - suite comprising of low-level WC, wash handbasin
- Drawing Room - a very impressive room with wonderful wood panelling to dado height, complete with an attractive feature fireplace with detailed surrounds with shelving, elegant ornate detailed ceiling and corning, wonderful stone mullion bay window with French door leading out onto the terrace, period timber flooring, attractive up lighters provide evening illumination, two useful storage cupboards, striking sweeping staircase rises to the first floor
- Study - versatile room, enjoying attractive feature fireplace with cupboards and shelving to chimney recess, cove cornicing and wood effect flooring
- Dining Room - an attractive light filled room with an impressive window overlooking the gardens, elegant cornicing and picture rail

- Kitchen/Family Room - an exceptional room, the perfect social space with a bespoke range of base and eye level cupboards and drawers, central island with inset, one and a half bowl sink and monobloc tap within a quartz worksurface, providing ample seating around the island. Appliances include large induction hob, two electric ovens, separate tall fridge and tall freezer and integrated dishwasher. The elegant stone mullion bay window, a truly stunning focal point with original built-in bench seating overlooking the gardens, creating a perfect dining area with pendant lighting above
- The significant landing is enhanced by a beautiful leaded mullioned focal window, flooding the landing with natural light, the detailed balustrading surrounds the stairway with period doors leading to five double bedrooms, tall ceilings throughout with picture rail and detailed cornicing. A sumptuous master bedroom is complimented by a sensational ensuite with a fusion of period and contemporary styling to include a low-level WC, twin pedestal wash handbasin with monobloc taps, slipper bath with centrally mounted monobloc tap and handheld shower attachment, separate double size shower enclosure with mains shower, complete with rain maker showerhead and separate handheld attachment, ceramic tiled splashbacks, and beautiful panelling to dado height, chrome heated towel rail and wood effect flooring. The guest bedroom also features an ensuite to include a low-level WC, pedestal wash handbasin with monobloc tap, tiled shower enclosure with mains shower and separate, separate handheld attachments, wood effect flooring. The principal bathroom is complimented by beautifully themed ceramic tiled flooring with a low-level WC, pedestal wash handbasin with monobloc tap, panel enclosed bath with mains shower over, complete with rainmaker showerhead and separate handheld attachment, ceramic tiled splashback, recessed down lighters and a chrome heated towel rail

