



**HENDERSON
CONNELLAN**
ESTATE AGENTS

St Pauls House, Twywell NN14

Guide Price £900,000

5 3 3



"Rural England"

This isn't any house, this is St Paul's. A magnificent residence designed and built with love from the reclaimed golden stone of St Paul's church in Northampton. Discreetly positioned beside St Nicholas, Twywell village church, it benefits not only an inspiring view, but the assurance of a quiet neighbour. The hub of a community whose residents raise funds from fete, flower, dog show or dance, to keep it thriving. Twywell Hills and Dales. A three mile circuit of woodland paths owned and preserved by the Wildlife trust and Rockingham Forest, provide sanctuary for dog walkers, runners or those simply seeking some me time. Schools in the historic market town of Oundle (10Miles), Kimbolton (15Miles) and beautiful Stamford (26Miles) are near by, along with their independent counterparts. Mainline railway stations make London an easy commute or theatre hop at less than an hour away. This central rural location affords you the best of both worlds. Not just a pretty face, the interior offers a fusion of period and contemporary living. Equally suited to a family or couple, it's a home you'll never want to leave. As day fades to evening, make yourself comfortable with a glass of something chilled in the Breeze House. A cosy garden room you can entertain up to ten in. Shaded by canvas sides by day, lit and heated for the evening. Admire your beautiful new home from this vantage as you congratulate yourself on what a great purchase you made.

- Reclaimed stone and architectural details.
- Attractive interior doors and architraves.
- Gas central heating.
- Pressurised hot water system.
- Double-glazed bespoke timber windows.
- Floor coverings throughout include, oak boards, wool carpet, ceramic tiling and natural fibre coverings.
- All rooms are lit with low voltage ceiling spots, most have dimmers. Main rooms have wall lights too.

The Grounds

To the front of the property a generous gravel and hard-core courtyard style driveway is retained by brick and stone walling with herbaceous borders, providing parking for five cars and a bin area. A detached stone built double garage features up and over doors and room above (NB, there is no stair access currently in place for this room above) power, light and a pedestrian door to side. A flagstone style pathway to the side of the property leads to the rear lawned gardens with the borders displaying a lovely variety of trees shrubs and planting. A high degree of privacy is enjoyed with views from the side towards the mediaeval church. Extensive decking wraps around the property ideal for alfresco entertaining. A detached freestanding breeze house provides additional entertaining space with power, light, and seating. Neatly tended lawns wrapped around three elevations of the property with elevated views across Twywell village.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 architect, engineer and landscaper cannot be held liable and no guarantee as to their capability or efficiency can be given. Made with Bluebeam®

- Detached
- Stone Built
- Village Location
- Double Garage
- Parking for Five Cars
- Wonderful Gardens
- Cinema Room
- Architectural features
- EPC RATING: C
- COUNCIL TAX: G



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.

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