

Floorplans and Measurements



Total area: approx. 169.3 sq. metres (1821.9 sq. feet)



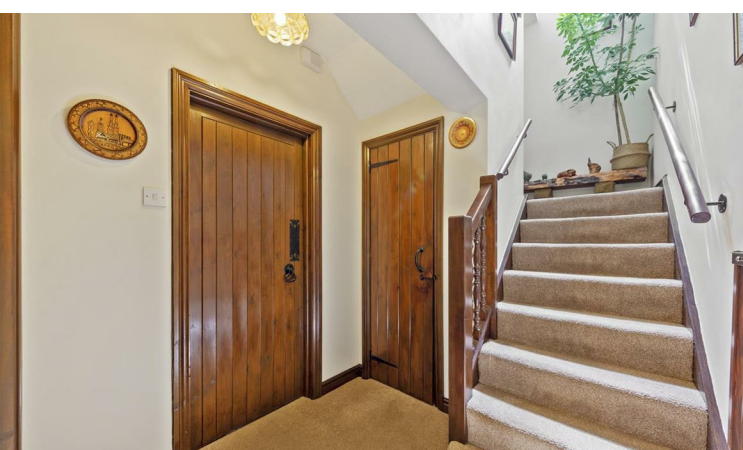
Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



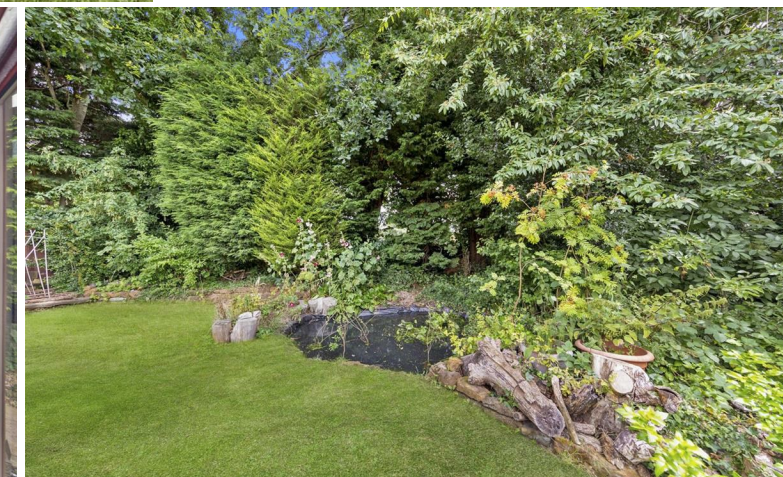
Old Yeoman Barn



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High Street, Broughton,
NN14 1NF



Village

The village of Broughton lies off the main A43 Kettering to Northampton road. The village has a long history going back to the Anglo-Saxon times and in the 1086 Domesday Book, Broughton is referred to as 'Burtone'. Broughton boasts a Primary School, Brownies and Scouts groups, Bowls club, Baptist chapel and church as well as several community groups and meetings. It has a pub, village shops and newsagents, as well as a village hall and playing fields. There are local countryside walks and good road links to Kettering and the A14, and mainline railway station at Kettering provides access to St Pancras in under an hour.



"Old Yeoman Barn"

This very impressive detached Grade II listed barn conversion dates back to circa 1620, discreetly positioned in the heart of this desirable village. Kettering, Wellingborough and Northampton are all within easy reach, the village benefits from a primary school, village store and post office, pub, picturesque Church and lovely rural walks. The generous interior is brimming with character with exposed stone elevations and beams as well as ledge and brace interior doors. The entrance hall leads to a guest cloakroom, living room with Inglenook fireplace and the warmth of an open fire, versatile study/snug, family room flowing to the kitchen/dining room with adjoining utility room and conservatory, the perfect vantage point from which to admire the garden. Upstairs there is a principal bathroom and four bedrooms, the master with en suite. Gas central heating, bespoke sealed unit double glazed windows and a security alarm system compliment the interior. Outside the grounds are wonderful with a sweeping gravel driveway accessed via a five bar gate extending to a double garage, the garden is significant with colourful mature plantings. An exceptional home and setting!

EPC : EXEMPT COUNCIL TAX: F

Gardens and Exterior

A five bar gate flanked by stone walling and established hedging leads to an substantial graveled driveway with parking for three / four cars, the driveway extends to the side with further parking leading to a detached double garage with electric roller door, power, light and personnel door to the garden. colourful planted borders compliment the frontage. A gate from the side leads into the rear garden with a natural stone patio perfect for garden furniture, enjoying a sunny aspect. The garden is laid largely to lawn enclosed by manicured planted borders with established plantings and trees providing a good degree of privacy. There are raised borders used as a kitchen garden and a discreetly positioned chicken run as well as a timber shed along with an attractive pond and a greenhouse. The garden is a lovely, private hideaway.





Interior

- Gas central heating
- Bespoke sealed unit Double Glazed windows
- Grade II Listed
- Entrance Hall - with a feature exposed stone elevation, stairs rising to first floor, useful under stair storage, ledge and brace interior doors leading to :
 - Guest Cloakroom - with low-level WC, pedestal wash hand basin with a feature recessed wall, useful storage cupboard.
 - Living room - enjoying a impressive Inglenook fireplace with working fire, exposed wall and ceiling beams, storage cupboard.
 - Study / Snug - a versatile room offering a multitude of uses with exposed stone elevation and ceiling beams, access to under stair storage.
- Family room- - a lovely room for relaxing with exposed ceiling beams- free flowing to :
 - Kitchen/Dining Room - with a range of base and eye level Oak style fronted cupboards and draws, one and a half bowl, single drainer with mono block tap, rolled worksurface, ceramic tiled splashbacks,, integrated oven and four ring gas hob with extractor over and a fridge, there is also a recess for a dishwasher.
 - Conservatory - a lovely room from which to admire the garden.
- Utility Room- With base and eye level cupboards, rolled work surface with recess for a washing machine and tumble dryer as well as a large freezer.

- Upstairs - the light filled landing has access to the loft space with doors leading to a principal bathroom, and four bedrooms, Three of the bedrooms are double in size with the fourth being a generous single. Bedroom one benefits from having built in wardrobes as well as an en-suite .
- Bathroom - With wood effect vinyl flooring, low level WC, and wash hand basin, corner bath with shower attachment.
- Shower Room - With a double size shower enclosure with an aqua panel splash-back. Low level WC and wash hand basin.

