



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Coales Lodge, Huntingdon Road, Thrapston

"Life in the Country"

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## "Life in the Country"

Discreetly positioned with significant grounds in the region of three acres with wonderful open views to the front, this individually designed and built detached residence enjoys manicured formal gardens with adjoining Equestrian facilities including Paddocks, Stabling, Menage with specialist lighting and Horse walker. The high specification interior includes an entrance hall, guest cloakroom/shower room, living room with elegant fireplace, formal dining room/snug, high specification country kitchen/dining/family room with Aga, utility room, and a sensational Orangery, the perfect vantage point from which to admire the garden. Upstairs there is a principal bathroom and four double bedrooms, the master with dressing room and en suite, the guest bedroom also with en suite. Outside the formal garden are accessed via an electric gate, a large gravelled driveway leads to an oversized double garage with electric door, the foregarden leads to either side of the house to the beautifully kept rear garden with naturally fed pond and water feature and manicured lawns. A very rare opportunity – this is your chance to escape to a rural idyll.

### The Grounds

The significant grounds in the region of three acres have an impressive blend of manicured, formal gardens and equestrian facilities. The substantial private driveway is accessed via an electrically operated five bar gate with beautifully kept hedges surrounding the foregarden which is laid to lawn with an array of established trees.

A private gravel driveway provides parking for four/six cars as well as access to the double garage accessed via twin up and over doors complete with both power and light, the garage is oversized and has a utility area housing both the washing machine and tumble dryer and there's also a surface with a recess under for a fridge, freezer. A personnel door to the side leads to a large paved area with gated access to the front and also a large storage shed. The wonderful gardens feature a paved patio perfect for garden furniture and alfresco entertaining with a pathway, flanked by lawn on one side and colourful plantings on the other. There is a beautiful naturally fed pond with attractive water feature with a further paved patio to the side, which is the perfect vantage point from which to admire the outlook. An array of established trees and plantings as well as a weeping willow tree compliment this lovely garden. Timber fencing and established plantings enclose the garden. To one side, a trellis fence area disguises a small kitchen garden complete with greenhouse. A paved pathway extends to the bottom of the garden where it adjoins the equestrian element of the garden. An electric gate provides a separate vehicular access to the equestrian area with concrete driveway perfect for housing a horsebox/lorry. The stable block and tack room was built by "Scotts of Thrapston" and comprises of three individual stables, a tack room with kitchen with hot and cold water supply. There is also storage room accessed via double timber doors and a covered haybarn. The menage has drainage, is floodlight complete with rubber chip base perfect for all year use day and night, measuring 40m x 20m. There are two separate paddocks perfect for grazing. A Monarch Equestrian Walker, which will accommodate five horses also benefits from a rubber surface,





- Equestrian facilities including Paddocks, Stabling, Menage and Horse walker.
- In the Region of Three Acres
- Detached House
- Three Reception Rooms
- EPC RATING: F
- LPG Central heating and LPG Aga to Kitchen
- Wonderful Grounds
- Four Bedrooms
- Two Ensuities, Bathroom and Shower Room
- COUNCIL TAX: G



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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.

