



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Old Bakehouse, Welford Road, Chapel Brampton NN6

3 1 3



"The Old Bakehouse"

This beautiful, detached home built from Northamptonshire stone is situated in the heart of Chapel Brampton with lovely rural walks on your doorstep, a primary school and a lovely pub. A number of renowned pub/restaurants, shops and amenities as well as state and public schooling is available in nearby Brixworth, Pitsford, Moulton and Spratton. The accommodation is full of character with a stylish interior to include an entrance vestibule, bespoke kitchen/breakfast room with Oak worksurfaces and range cooker, the living room has an attractive fireplace enjoying the warmth of a "Clear View" wood burner, the formal dining room is a great size ideal for combining as a snug, the family room is versatile with views over the garden and the utility/guest cloakroom provides practicality. Upstairs the light filled landing leads to stunning period styled bathroom and the three bedrooms are good sizes, the main bedroom with feature fireplace and walk in wardrobe, the guest is double sized also with wardrobes. Double glazing and gas central heating provide a comfortable living environment. Outside the lovely garden has natural stone patio and decked areas perfect for summer outdoor life, stone walling provides an attractive back drop whilst a converted garden room has the original baker's oven, the perfect space for those wishing to work from home. Character, convenience and an ultra convenient setting – what's not to love about this exceptional home !

Living Room - 4.47m x 4.27m (14'8" x 14'0")

Dining Room - 4.37m x 3.35m (14'4" x 11'0")

Kitchen - 4.37m x 3.63m (14'4" x 11'11")

Family Room - 5.13m x 1.78m (16'10" x 5'10")

Study - 2.9m x 2.46m (9'6" x 8'1")

Bedroom 1 - 4.32m x 3.35m (14'2" x 11'0")

Bedroom 2 - 3.66m x 3.66m (12'0" x 12'0")

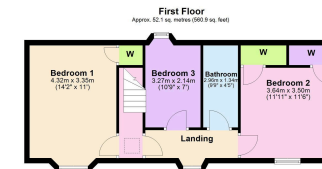
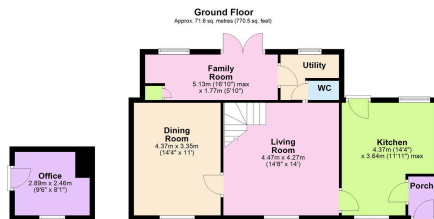
Bedroom 3 - 3m x 2.13m (9'10" x 7'0")

Bathroom - 2.97m x 1.35m (9'9" x 4'5")





- Detached home of Northamptonshire stone
- Living Room with "Clear View" Woodburner
- Family Room over looking the garden
- Fabulous Garden Room, perfect for home working
- EPC RATING: D
- Bespoke Kitchen Breakfast Room
- Dining Room/Snug - versatile room.
- Three Bedrooms, two of which are double sized, lovely period Bathroom
- Planning permission approved for ground floor, rear extension 2024/3825/FULL
- COUNCIL TAX: F



Total area: approx. 123.7 sq. metres (1331.4 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.

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