



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Yeomans Barn, Cranford Road NN15

£2,500PCM (Deposit: £2,500)

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Total area: approx. 207.6 sq. metres (2772 sq. ft.)



Tax Band: G Furnished: Unfurnished

"Rural Living with Urban Connections"

This very special Barn Conversion enjoys a discreet, secluded position within an exclusive enclave of homes set amongst countryside with open views. The wondrous gardens that adjoin this substantial home include a private driveway, oversized garage with electric doors as well as mature gardens, generous lawned area and secret garden. The sprawling floorplan includes an entrance hall, guest cloakroom, palatial living room enjoying the warmth of a wood burner, a free flowing Kitchen/Dining/Family Room and a fabulous AGA, a great social space, there is a utility room and an interconnecting Annexe room with guest cloakroom. A home in the country, yet amenities and urban benefits are easily accessible - the best of both worlds.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



15-16 Market Place, Kettering, Northamptonshire, NN16 0AJ

