



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Grange Farm Barns Geddington NN14

"Rural England"

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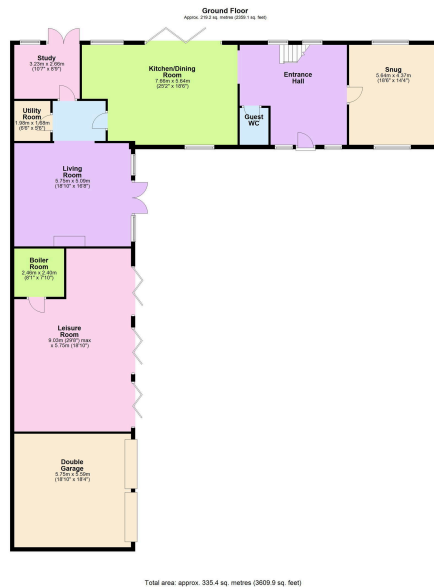
"Rural England"

Escape the hustle and bustle of life in this exceptional Barn conversion discreetly positioned within this enclave of just five homes, surrounded by rolling countryside and woodland. The noisiest thing is the birds, rural walks are literally on your doorstep, civilisation is a short driveaway with Geddington village with pub, café, Church and primary school, Kettering and Corby are also within easy reach both with mainline railways connections to St Pancras International in under an hour. This exceptional home provides striking stone architecture with a stylish, high specification interior, the generous entrance hall is flooded with natural light, currently home to a baby grand piano, complimented with Limestone flooring, Oak interior doors lead to a guest cloakroom, snug which is versatile, currently used as a playroom. The free flowing kitchen/dining/family room is the perfect social space with bespoke units, central island and Quartz worksurfaces, bi-folding doors create an open aperture to the garden creating a seamless fusion of indoor and outdoor living. The atmospheric living room has vaulted ceilings, exposed timbers and stone elevation warmed by the wood burner, the study is perfect for home working and the utility room offers practicality. Upstairs the landing has a mezzanine, the bathroom is creatively designed with bath and shower, the four double bedrooms are good sizes, the sumptuous main bedroom with built in wardrobes and ensuite, the guest bedroom also with ensuite. Outside the gardens are approached via double gates with a sweeping cobbled driveway with parking for four/six cars leading to a double garage with storage area above, there is leisure room with endless pool and gym area, a limestone pathway flanked by lawn leads to a complimenting limestone patio, creating a Mediterranean feel and capturing the sun, the wonderful rear garden commanding elevated woodland views. This beautiful home and setting represent a very unique opportunity.





- Substantial, high specification with a fusion of character and contemporary design
- Living Room with feature fireplace and woodburner
- Four double Bedrooms, the main bedroom and guest bedroom with ensuite
- Private driveway with double Garaging
- EPC Rating : D
- Fabulous free flowing Kitchen/ Dining/Family room with Quartz worksurfaces
- Generous Snug/Playroom and separate Study with bespoke furniture
- Landscaped gardens, Leisure room with swimming pool and Gym area
- Council Tax : G



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

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.

