



2 Stamford Road

Weldon, Northamptonshire NN17 3JL



**Simpson West**

Enjoying a truly enviable setting in the heart of the picturesque village of Weldon, this charming bespoke stone residence offers a rare opportunity to acquire a home steeped in history and character. Originally dating back to 1756 and once serving as a barn, the property has been thoughtfully transformed into a distinctive and stylish home, effortlessly combining its period origins with modern-day living.

In recent years, the property has undergone a comprehensive programme of renovation, including the installation of a new boiler, a beautifully refitted kitchen, and fresh, contemporary décor throughout—resulting in a home that is both inviting and ready to move straight into.

The accommodation is well planned and full of charm, featuring a practical entrance/boot room, a warm and welcoming living room, and a sleek, modern kitchen complete with integrated appliances. There are two comfortable bedrooms, each benefitting from their own bath or shower room, offering an ideal layout for both homeowners and guests alike.

Outside, the property continues to impress with its mature, enclosed garden providing a private and tranquil retreat. A generous driveway offers ample off-road parking and leads to a detached garage. A standout feature is the elevated, fully sheltered decked area—perfectly designed for entertaining or enjoying alfresco dining, whatever the weather. To the rear, a useful store adds further practicality.

This is a truly unique, one-off home in a highly desirable village location, and early viewing is strongly advised to avoid disappointment.

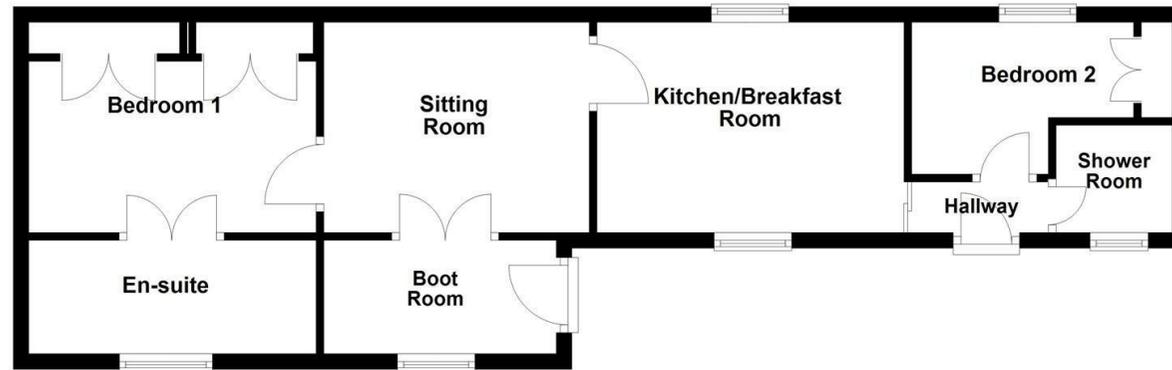
Energy Rating: C

£285,000

 2  2  1



### Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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