THE BARN · BLACKWELL CLOSE

Earls Barton

A VILLAGE YOU'LL
LOVE TO CALL HOME

Taylor&Co

Land & Property Consultants



Barn character. Built for today.

Offering approximately 2,295 sq. ft. of living space, this three-bedroom detached home is part renovation of an existing stone-built barn, part new build. A light-filled hallway, galleried landing and vaulted kitchen, dining and family room give it real character, with two en-suite bedrooms, a sitting room and a study for everyday living. Set within a private gated development of just four homes in Earls Barton.

THREE BEDROOMS

THREE BATHROOMS

GATED COMMUNITY



Ground Floor

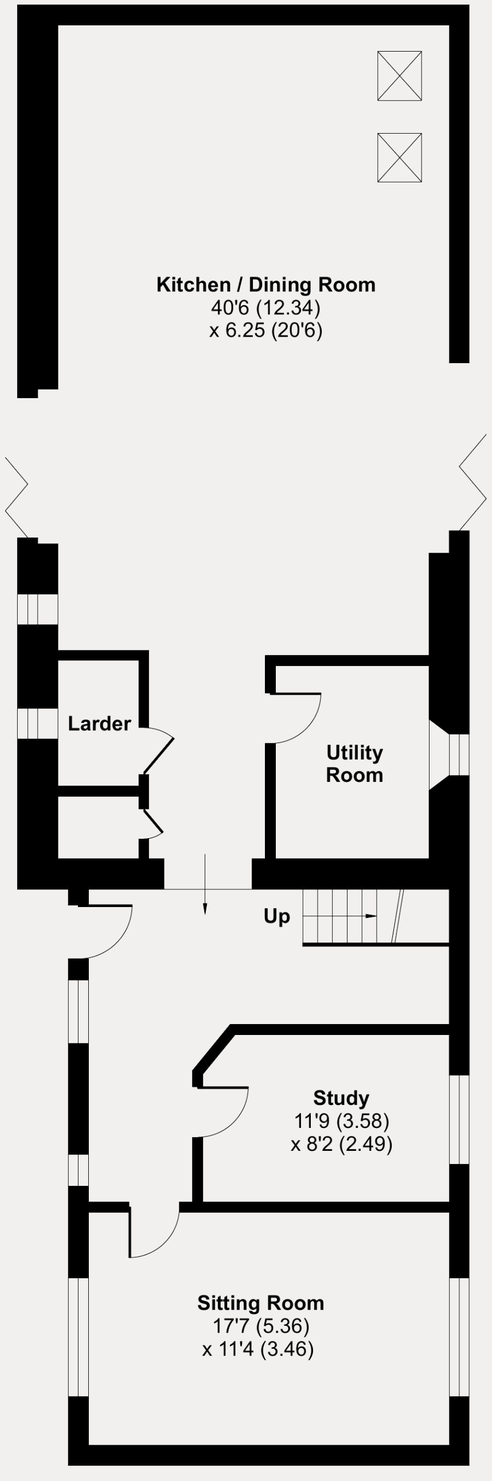
A vaulted kitchen at the heart of the home

The ground floor opens with a bright entrance hall that sets the tone for the whole home. Beyond it, the kitchen, dining and family room stretches to around 12.3m under a vaulted ceiling with rooflights, with a courtyard garden on one side and a raised patio on the other. A separate sitting room, study, utility / boot room, larder and downstairs WC complete the layout, with underfloor heating throughout the ground floor.

GROUND FLOOR SPECIFICATION

ROOM	METRIC (M)	IMPERIAL (FT)
Kitchen / Dining Room	12.34 x 6.25	40’6” x 20’6”
Sitting Room	5.36 x 3.46	17’7” x 11’4”
Study	3.58 x 2.49	11’9” x 8’2”

All measurements are approximate and may vary slightly. Floor plans are for guidance only.



GROUND FLOOR



First Floor

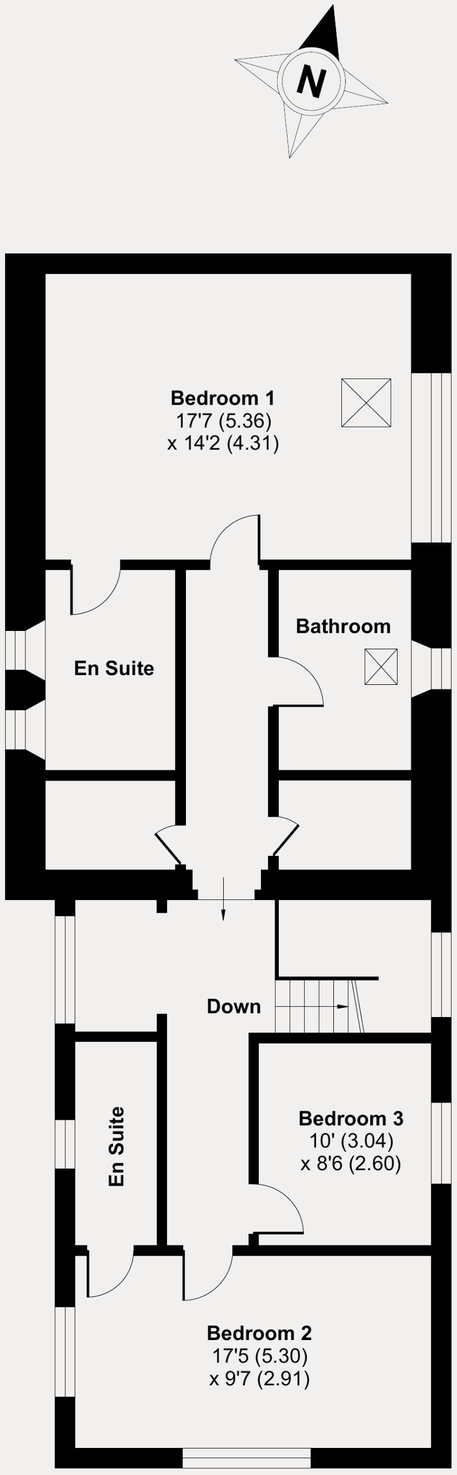
Three Double Bedrooms, Two with En-Suites

Upstairs, a galleried landing lets the light flood in and makes a striking first impression. It leads to three double bedrooms, two of which have their own en-suite, while a well-equipped family bathroom serves the third. A calm, practical layout for families, professionals or anyone looking for space to grow.

FIRST FLOOR SPECIFICATION

ROOM	METRIC (M)	IMPERIAL (FT)
Bedroom 1	5.36 x 4.31	17’7” x 14’2”
Bedroom 2	5.30 x 2.91	17’5” x 9’7”
Bedroom 3	3.04 x 2.60	10’0” x 8’6”

All measurements are approximate and may vary slightly. Floor plans are for guidance only.



FIRST FLOOR



A village you'll love to call home.

Blackwell Close, Earls Barton

Blackwell Close enjoys an enviable position in the heart of Earls Barton, one of Northamptonshire's most sought-after villages. Combining the charm of village life with excellent everyday amenities and commuter links, it's a place where families, professionals and downsizers alike can feel right at home.

11
MINS
WELLINGBOROUGH RAILWAY STATION

50
MINS
LONDON ST PANCRAS DIRECT TRAIN

10
MINS
A45 & M1 ACCESS





Specifications

Built with quality in mind, every home at Blackwell Close comes finished to an exceptional standard. Thoughtful design, premium materials and energy-efficient features ensure your home is ready to enjoy from the moment you move in.

- Patios and full landscaping included as standard
- Underfloor heating to the ground floor
- Fully integrated kitchens with American fridge freezer and quartz worktop as standard
- LVT flooring and carpets included throughout
- Half tiled bathroom with overhead showers, niches/mood lighting
- Vanity units included
- Oak veneer doors
- Air source heat pump, solar panels and battery
- EV Charger

Important Information

Tenure : Freehold

Council Tax Band : To be confirmed

Warranty: 10-Year New Homes Warranty included.

Energy Performance: Predicted EPC Rating A.

Viewing : Strictly by appointment only.

Contact : Taylor & Co Land and Property Consultants

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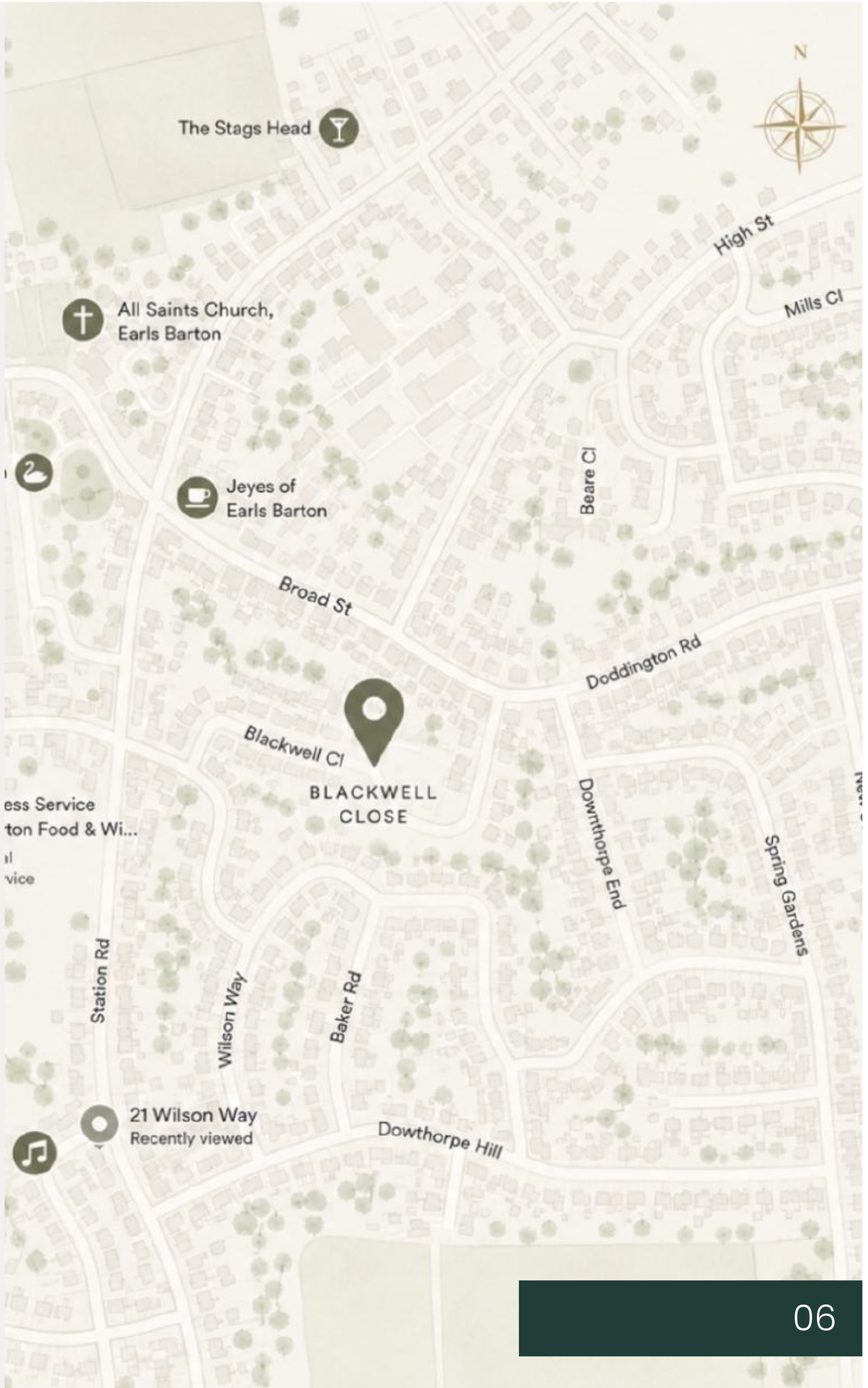
New Homes Manager

VAT

No VAT will be added to the purchase price

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever. None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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