



The Barns, Water Lane, Bradden, Northamptonshire, NN12 8FG

HOWKINS &
HARRISON

The Barns, Water Lane, Bradden,
Northamptonshire, NN12 8FG
Guide Price: £1,100,000

A substantial, detached, barn conversion with in excess of 3,150 sq ft of living space, garaging for five cars, a huge workshop / barn, and a generous mature plot in excess of 0.4 of an acre. The extensive accommodation comprises large entrance hall, huge sitting room, galleried dining room, family room, garden room, kitchen / breakfast room, utility, cloakroom, study, master bedroom with en-suite, guest bedroom with en-suite, two further double bedrooms and a family bathroom. There are gated entrances at both end of the barn accessing plentiful parking and garaging for at least five cars. There is also a huge workshop / barn, perfect for a variety of uses or conversion, plus a further car port.

Features

- Character barn conversion
- Spacious ground floor accommodation
- Four double bedrooms
- Three bathrooms
- Beautiful galleried landing
- In total over 3,150 sq ft
- Garaging for at least five cars
- Extensive parking & mature gardens
- Huge stone workshop / barn
- Plot in excess of 0.4 acre
- EPC Rating: E



Location

Bradden is a small village in South Northamptonshire, about 4 miles west of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

The large entrance hall opens into the huge sitting room, complete with inglenook fireplace, double doors lead into the central dining hall which is galleried to the landing, doors open into the garden room, and the family room, off which is the study. Crossing back over the hallway there is a cloakroom, a lovely kitchen / breakfast room and utility.

First Floor

The superb galleried landing opens to the master bedroom which has an en-suite, the guest bedroom which is also en-suite, two further double bedrooms and a family bathroom.





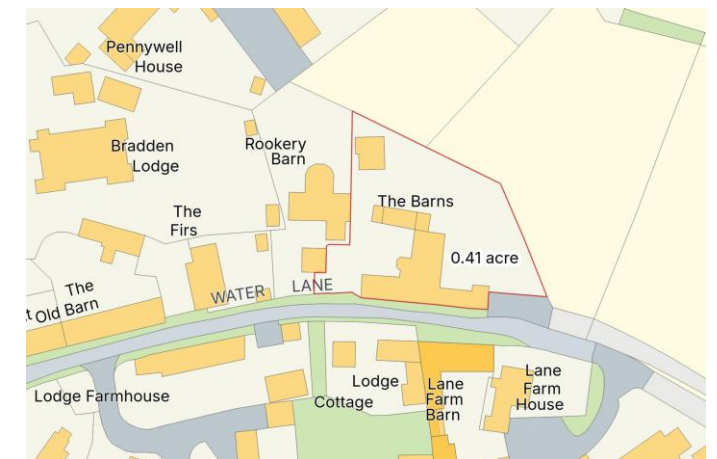
Outside

Situated in a quiet no-through lane within this highly regarded village, the property has two gated vehicular accesses, one at each end, with plentiful parking, two double garages and a further single garage. There is also a substantial stone barn, ideal as a workshop, further garaging or conversion, subject to Planning Permission. The generous mature plot provides various seating areas, an expanse of lawn and far-reaching views. There is also a further large carport, previously housing a camper van.



Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

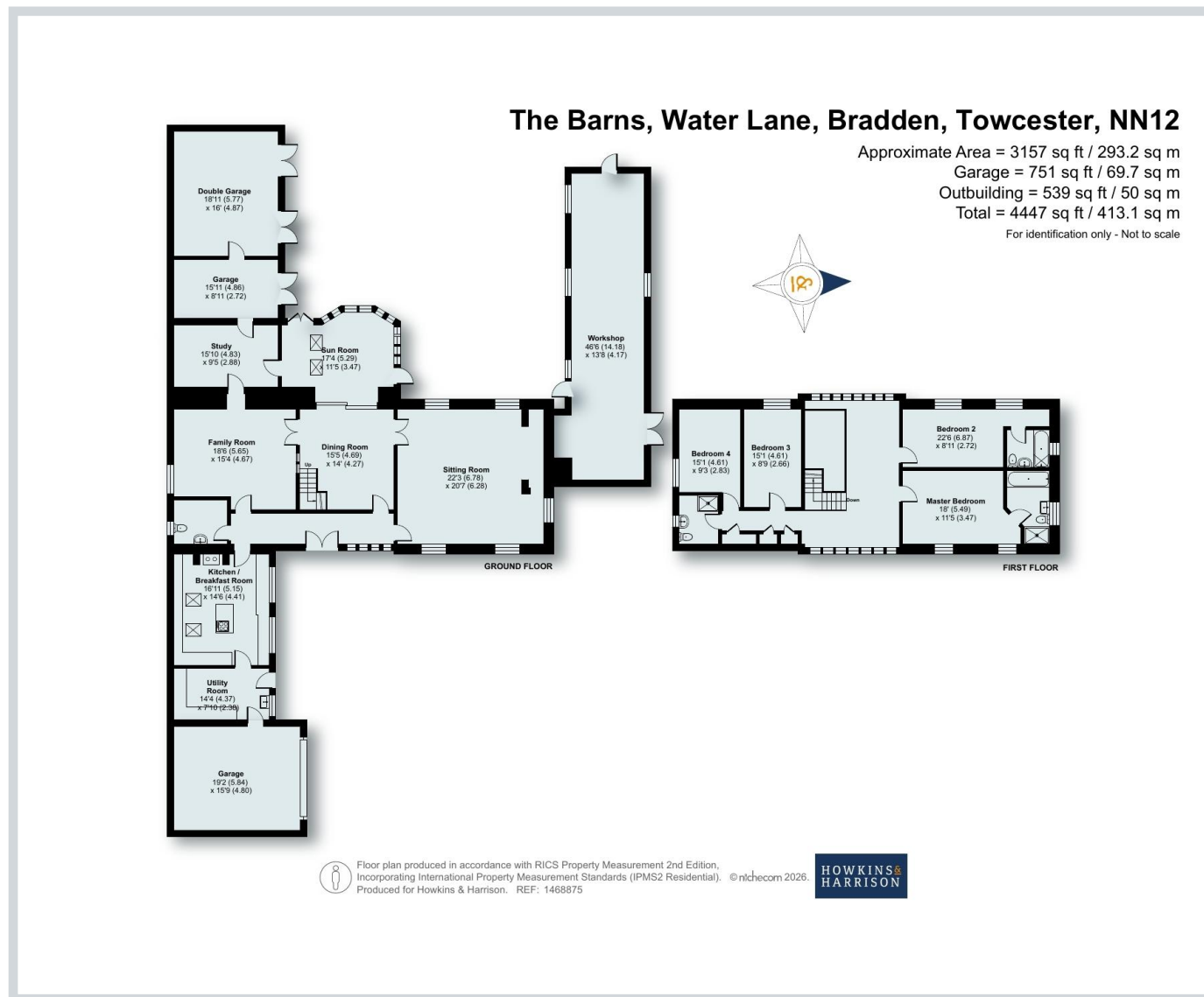
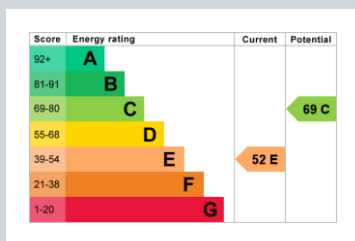
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services. Oil boiler.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - G



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.