



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Grange Farm Barns, Geddington, NN14

"Spring to Summer, Autumn to Winter"

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"Spring to Summer, Autumn to Winter"

Enjoy the spectacular change of seasons from this substantial, stone barn conversion occupying a wonderful plot with beautifully kept gardens and open views of woodland and countryside. An electric gate leads to the sweeping private driveway providing a soothing approach through the gardens leading to Grangewood Barn. The significant interior is versatile and includes an entrance porch, entrance hall, guest cloakroom, Living room enjoying an Inglenook fireplace and the warmth of a "Clearview" woodburner, the bespoke kitchen/breakfast room has a Rangemaster cooker and granite worksurfaces and the utility room adds a touch of practicality. The formal dining room is ideal for social gatherings, the study/snug enjoys a leafy backdrop, and the garden room provides a different perspective overlooking the courtyard. Upstairs the landing leads to the principal bathroom and four impressive double bedrooms, the principal bedroom with en suite. The lovely gardens are spectacular what ever the season, there is plenty of parking, a double garage with twin electric doors, an additional section of garden in the region of 0.3 acres (hatched blue) has been rented from Boughton Estates with the potential to continue this arrangement. The heart of Geddington is within easy reach along with Kettering and its mainline railway linking to London in under an hour. A beautiful home set amongst some of England finest countryside. All four seasons await.

Kitchen/Breakfast Room - 4.8m x 4.5m (15'9" x 14'9")

Living Room - 3.84m x 5.87m (12'7" x 19'3")

Dining Room - 3.45m x 5.92m (11'4" x 19'5")

Office/Snug - 3.43m x 4.52m (11'3" x 14'10")

Utility Room - 1.91m x 3.48m (6'3" x 11'5")

Garden Room - 5.74m x 5.82m (18'10" x 19'1")

Bedroom 1 - 4.75m x 4.52m (15'7" x 14'10")

Ensuite - 2.01m x 3.33m (6'7" x 10'11")

Bedroom 2 - 3.48m x 5.97m (11'5" x 19'7")

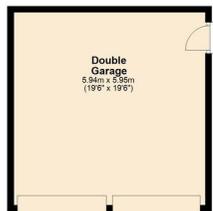
Bedroom 3 - 4.75m x 3.12m (15'7" x 10'3")

Bedroom 4 - 3.48m x 4.57m (11'5" x 15'0")

Bathroom - 1.96m x 4.52m (6'5" x 14'10")

Double Garage - 5.94m x 5.94m (19'6" x 19'6")





Total area: approx. 282.6 sq. metres (3041.8 sq. feet)



- Bespoke Kitchen / Breakfast Room with Granite worksurfaces
- Living Room with Inglenook fireplace and clear view woodburner
- Substantial formal dining room
- Versatile study/Snug and a garden room
- Four generous bedrooms the principal with en suite.
- COUNCIL TAX: G
- EPC RATING: C



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.

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