

The Threshing Barn, 19  
Bell Hill  
Finedon  
NN9 5ND

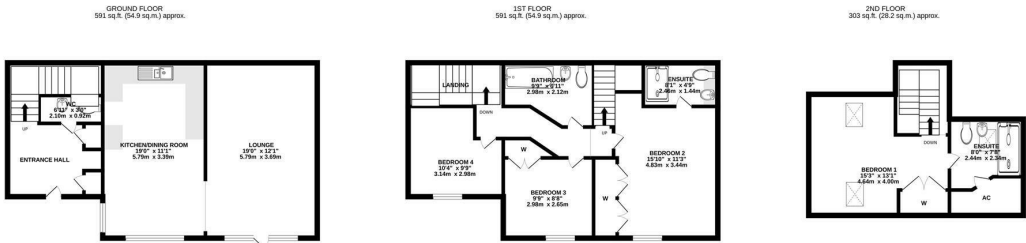
£385,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA: 1484 sq ft. (137.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



19" Lounge



Kitchen/Diner with integrated appliances



4 Bedrooms



Family Bathroom, ensuite to bedroom 1 & 2. Ground floor W/C



Low maintenance, front garden



Off-road parking



## WHAT'S GREAT?

**\*\* NO ONWARD CHAIN \*\***

Set within the highly sought-after Bell Hill area of Finedon, this stunning three-storey, stone-built barn conversion combines character features with modern family living. Positioned behind secure gated access with a charming stone wall frontage, the property offers off-road parking for two or more vehicles side by side.

Inside, the home boasts an impressive sense of space, beginning with a welcoming entrance hallway. The ground floor is wonderfully open-plan, featuring a 19ft kitchen/diner with integrated appliances and exposed wooden beams, flowing seamlessly into a 19ft lounge, also with character beams, creating a warm and inviting living space. A convenient guest W/C completes the ground floor.

On the first floor, there are three well-proportioned bedrooms, two benefitting from

built-in wardrobes, including one with an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

The top floor is dedicated to the spacious master suite, complete with built-in wardrobe and private en-suite, offering a peaceful retreat.

Externally, the garden sits to the front of the property but maintains a good level of privacy, with a slabbed seating area, low-maintenance artificial lawn, and a useful storage shed.

This unique and beautifully presented barn conversion offers both charm and practicality, making it an ideal family home in a prestigious location.

...expect excellence



# SELLER'S SECRET

We love the character of this property! Also having 2 large reception rooms and 2 bedrooms with ensuite, we feel is a real privilege



## Why we like it....

Sits on a prestigious area in Finedon, behind access gates. Being a character property but having garden space, ensuites and large reception rooms is brilliant!

# OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB  
01536 722 222  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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