

The Lambing Barn, Steeple Lane Little Brington



RICHARD  GREENER



The Lambing Barn, Steeple Lane, Little Brington

£2,000,000

This outstanding individual detached barn conversion offers accommodation totalling some 5,500 square feet standing in an enviable location backing onto and overlooking the rolling Northamptonshire countryside of the Althorp Estate.

Accommodation

Ground Floor: Reception Hall | Cloakroom | Study | Dining Room |
Kitchen/Breakfast Area | Lounge | Bedroom Five | Shower Room | Sunroom
- Link | Plant Room | Utility Room

Annex: Bedroom/Cinema | Shower Room | Kitchen/Living Room

First Floor: Landing | Bedroom One (Balcony) | Dressing Room |
Ensuite Bathroom | Bedroom Two | Ensuite | Bedroom Three/ Nursery |
Bedroom Four | Bathroom

Outside: Double Garage | Gated Access | Off Road Parking | Rear Garden |
Planning For Swimming Pool Complex

Approximately 5,500 Square Feet

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9 Westleigh Office Park, Moulton Park,
Northampton, NN3 6BW
www.richardgreener.co.uk



Description

The interior is designed to provide every modern convenience and is luxuriously fitted with a Rose County kitchen/breakfast room, high-quality sanitary ware and floor coverings and benefiting from ground-floor underfloor heating.

The accommodation is designed to make the most of the spectacular views and includes a 28-foot by 16-foot living room and a 42-foot by 19-foot open plan kitchen/dining room.

There are five bedrooms, including two suites and the master bedroom has a walk-on balcony beneath a canopy roof overlooking the rear garden and fields beyond. Externally, there is a one-bedroom annex ideal for use as ancillary accommodation, a gymnasium, cinema or work-from-home office, and there is a double garage.

The property also has the benefit of planning permission for the construction of an indoor swimming pool, sauna and steam room.







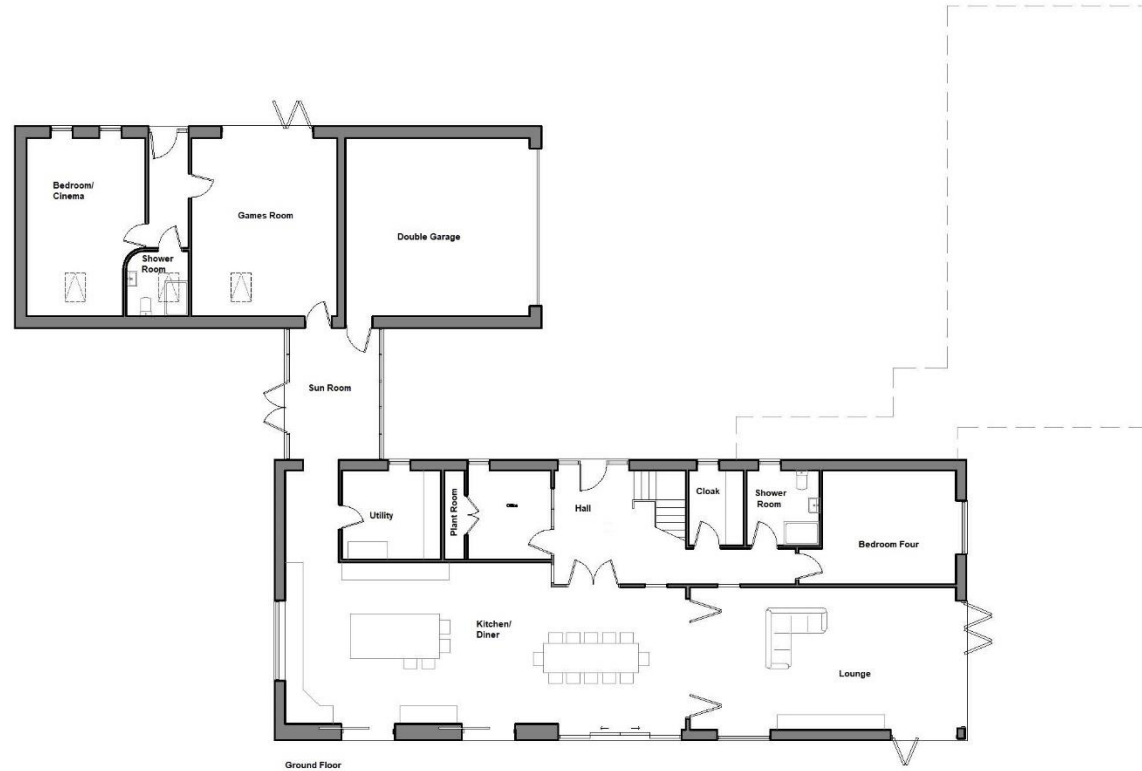
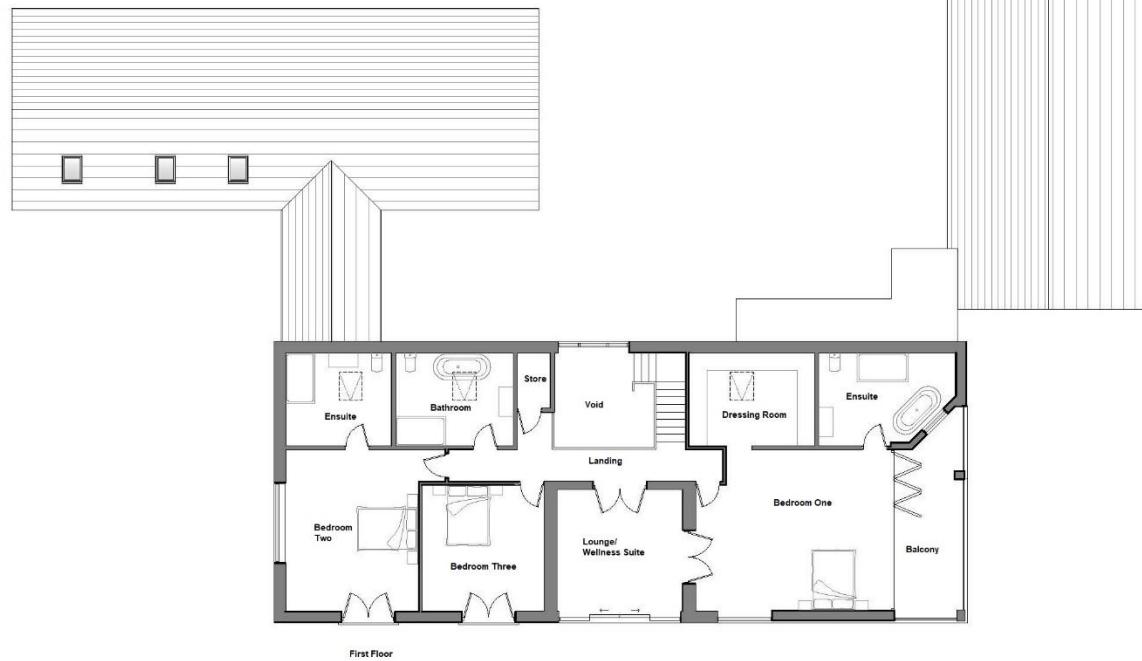
Outside

The property is approached through electrically operated gates set in a stone boundary wall leading to a private drive with parking and turning space. Grounds surrounding the property will be landscaped with external terracing, lighting, shrubs and tree planting and the boundaries will be of post and three rail stock proof fencing and lawns. The grounds stand mostly to the south and east of the property backing onto and directly overlooking open countryside.

Services

Main water and electricity are connected, drainage is to a private Klargestor BioDisc septic tank with capacity alarm. Underfloor heating is to the ground floor and the first floor has column radiators from a Samsung 16kw air source heat pump linked to a 300 litre mains pressure cylinder.







Swimming Pool Complex

The property benefits from planning permission to build a 1,500 sq.ft. swimming pool complex. This accommodation can include a sauna, steam room and pump room. There is a fantastic outlook over open fields.

Specification Choices

These particulars are created in December 2025 and purchasers will have the choice of certain specification fittings relating to sanitary ware until the end of January 2026 after which the Developer choices will be installed. The choices will be subject to pre-construction sums provided upon request.

Local Amenities

Within the village of Little Brington there is the Saracens Head Public House, and the Brington County Primary School. Secondary education is available at Bugbrooke, Champion School and at nearby Great Brington there is the Parish Church, The Althorp Coaching Inn Public House, A Village Reading Room, Post Office/Stores and a Village Recreation Ground. The Bringtons were awarded best small village in Northamptonshire 2013.

How To Get There

From Northampton town centre proceed in a north westerly direction along the A428 Harlestone Road and at the roundabout before Harlestone First take the first exit along the orbital road to the next roundabout junction with Berrywood Road. Turn right signposted to Nobottle and proceed through Nobottle village continuing on signposted towards Whilton. At the church spire turn right signposted to Little Brington along Steeple Lane The Lambing Barn is the first property on the right hand side.

Images

The CGIs shown are artist impressions and guidance of the approved planning permission for an indoor swimming pool.





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