



HENDERSON CONNELLAN

ESTATE AGENTS

Ivydene Barn, Broughton NN14

"Ivydene Barn"

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This striking Barn conversion is discreetly positioned on this quiet lane, enjoying lovely wrap around gardens, yet conveniently situated for the heart of the village and all it offers. Broughton has a primary school, village store, picturesque Church, pub and fine rural walks, Kettering, Wellingborough and Northampton are all within easy reach. The generous interior is full of character with flag stone flooring, exposed wall and ceiling timbers as well as brick and stone elevations. The fabulous reception hall is flooded with light from an arch top feature window, the kitchen/dining/family room is significant with a fusion of period and contemporary styling, select integrated appliances and Quartz worksurfaces, the perfect social space with bi folding doors to the garden. The living room has an Inglenook fireplace enjoying the warmth of a wood burner and the snug is versatile. Upstairs there is four generous double bedrooms arranged over two floors, the galleried landing leading to a designer bathroom, the second bedroom with ensuite, the second floor is a wonderful master suite with dressing area, built in wardrobes, double bedroom and ensuite. Outside the wrap around gardens are accessed via double gates with parking for three-four cars, arranged with easy care in mind with natural stone patios, mature Eucalyptus tree and two bespoke garden pods, one used for home working the other as a gym, both of which offer flexible use options.

Living Room - 5.64m x 4.32m (18'6" x 14'2")

Study/Snug - 3.56m x 2.44m (11'8" x 8'0")

Kitchen/Dining/Family Room - 8.86m x 6.38m (29'1" x 20'11")

Cloakroom - 1.91m x 0.79m (6'3" x 2'7")

Bedroom One - 5m x 3.86m (16'5" x 12'8")

Dressing Room - 5.77m x 3.86m (18'11" x 12'8")

Bedroom Two - 4.52m x 4.24m (14'10" x 13'11")

Bedroom 3 - 6.2m x 2.62m (20'4" x 8'7")

Bedroom Four - 5.71m x 2.59m (18'9" x 8'6")

Ensuite - 2.77m x 1.65m (9'1" x 5'5")

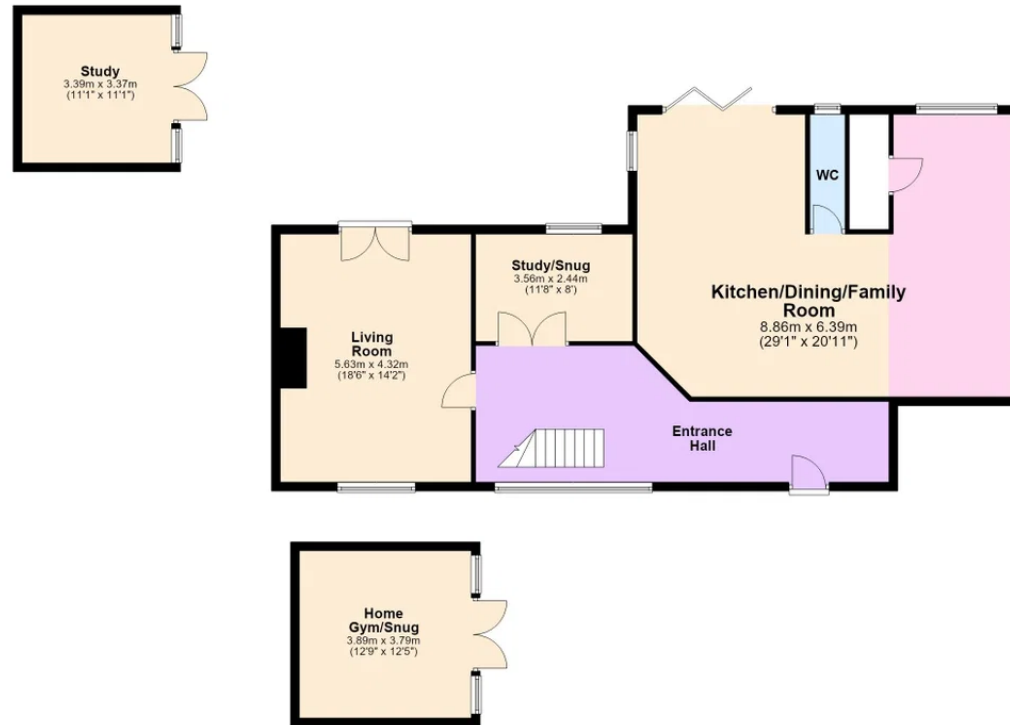
Bathroom - 2.79m x 1.91m (9'2" x 6'3")

- Stunning Kitchen/Dining/Family Room
- Living Room with inglenook fireplace and separate Snug
- Four Bedrooms over two floors, with the principal suite occupying the second floor
- Designer Bathroom
- EPC Rating: PENDING
- Council Tax: G
- Tenure: Freehold





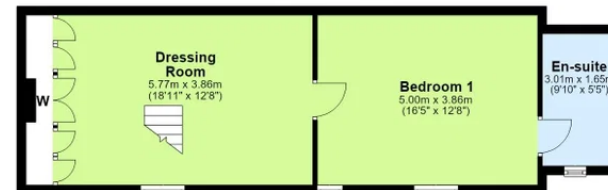
Ground Floor
Approx. 136.9 sq. metres (1473.3 sq. feet)



First Floor
Approx. 89.8 sq. metres (967.1 sq. feet)



Second Floor
Approx. 50.0 sq. metres (538.2 sq. feet)



Total area: approx. 276.7 sq. metres (2978.6 sq. feet)

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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.

