GREENER Country HOUSES & COTTAGES

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RICHARD GREENER
ESTATE AGENTS

7 Poplars Farm Close, Hannington, Northampton, NN6 9GL

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This stylish, individually designed detached stone barn conversion formed part of an exclusive development of just seven high-quality homes within the former yard of Poplars Farm in Hannington, completed in early 2011. Tucked away in a secure and secluded position beside the historic Parish Church, the property blends period character with exposed beams and oak carpentry, making it individual in contemporary design and offered with immaculate presentation throughout.
Extending to approximately 2,300 sq ft, the thoughtfully arranged accommodation offers superb flexibility for modern family living. It includes four bedrooms, featuring an impressive principal suite with dressing room, a spacious dining hall, two additional reception rooms, and a superb fitted kitchen/breakfast room, complemented by a utility room and cloakroom. Externally, the home has been transformed by the complete reimagining of both front and rear gardens, designed and delivered by a Chelsea Flower Show-winning designer to create an outstanding outdoor sanctuary. The result is a series of beautifully curated spaces for relaxation and entertaining, where structure, planting and outdoor living flow seamlessly together to exceptional effect. A sleek resin-bound driveway, approached via electric gates, provides a striking first impression and continues through to the double garage, reinforcing the clean, contemporary finish. Further benefits include south-facing gardens, a double garage, ample off-road parking, air conditioning and a range of environmentally conscious features, including solar-assisted hot water and underfloor heating. This is a rare opportunity to acquire a distinctive barn conversion of real quality, offering style, privacy, sustainability, and a truly exceptional indoor-outdoor living experience.

Price £785,000 Freehold

ACCOMMODATION

GROUND FLOOR

DINING HALL
21'04 x 12'01
Enter through an oak-framed glazed front door into an impressive reception hall featuring a galleried landing above and an oak staircase rising to the first floor. The space is complemented by a stone tiled floor, with doors providing access to the rear and elegant oak-framed glazed double doors opening through to:-

LOUNGE
18'08 x 13'04
Beautifully presented with a striking exposed stone feature wall, this room is fitted with carpet and benefits from a three-casement window to the front elevation. Additional features include connected TV and telephone points.

KITCHEN
13'07 x 13'11
Accessed via oak-framed glazed double doors from the dining hall, the kitchen is superbly appointed with a comprehensive range of floor and wall-mounted cabinetry complemented by black granite worktops, matching upstands, and an attractive tiled splashback. A central island incorporates a breakfast bar with an induction hob and extractor canopy above, whilst also providing additional storage. Further features include an under-mounted stainless steel sink with chrome tap and a range of integrated appliances, including double oven, dishwasher, and fridge and freezer. There is a tiled floor, and a door leads through to:-

UTILITY ROOM
7'07 x 4'03
Fitted with plumbing for a washing machine and tumble dryer, complemented by oak worktops with cabinetry above, with a further door leading through to:-

WC
5'10 x 4'03
Suite comprising WC and wash hand basin.

FAMILY ROOM
13'11 x 12'06
Accessed via steps rising from the kitchen area, this versatile open-plan space is ideally suited to a variety of uses. The current owners utilise the room as a family living area, benefiting from a three-casement window to the side elevation and double doors opening onto the outdoor dining area.

FIRST FLOOR

LANDING
Featuring oak balustrades, this impressive galleried landing overlooks the entrance hall and benefits from exposed beams above, with doors leading through to:-

BEDROOM ONE
16'03 x 13'01
Offering ample space for a super- king-size bed, this well-proportioned room benefits from fitted wardrobes with oak doors, exposed timber beams, and Velux windows to both the front and rear elevations. The room is fitted with carpet, includes a connected TV point, and a door leads through to:-

DRESSSING ROOM
11'07 x 10'04
Benefiting from a range of integrated storage solutions, this space also provides an ideal area for a dressing table beneath a Velux window. The room is fitted with carpet, and a further door leads through to:-

ENSUITE SHOWER ROOM
9'07 x 7'08
Beautifully appointed and refitted by Bells Northampton, this luxurious wet room features fully tiled walls and flooring, complemented by a glass partition and two stainless steel heated towel rails. The spacious shower area incorporates a rainfall shower, alongside a Villeroy & Boch WC and wash hand basin, with a Velux window to the front elevation providing natural light.

BEDROOM TWO
13'10 x 12'07
Offering ample space for a king-size bed, this room features an attractive exposed oak beam to the apex of the pitched ceiling and a two-casement window overlooking the rear garden. The room is finished with fitted carpet.

BEDROOM THREE
12'01 x 10'10 to max
This L-shaped room is currently configured to accommodate two single beds and benefits from integrated storage with oak-fronted doors. A double Velux window provides excellent natural light from above.

FAMILY BATHROOM
11'09 x 5'09
Recently refitted and beautifully appointed, this stylish bathroom features half-tiled walls and a suite comprising a bath, WC, and wash hand basin with premium Villeroy & Boch fittings. A separate double shower with glass partition and rainfall showerhead is complemented by a stainless steel heated towel rail.

BEDROOM FOUR/STUDY
12'02 x 6'06
Featuring low-level windows and attractive exposed stonework, this versatile room provides space for a single bed if required. Currently utilised by the owners as a home office, the space is finished with fitted carpet.

OUTSIDE

FRONT GARDEN
The front garden and rear courtyard were designed and built by the award-winning Sheffield-based garden design and build studio Bestall & Co, known for their highly considered, contemporary outdoor spaces. The design concept for the rear courtyard was inspired by "what would an Apple-designed spa feel like," while the front garden was created around a bespoke maze feature and a seamless flow of seating, cooking and dining areas. Both spaces were carefully composed to work together harmoniously, with outdoor furniture selected to complement the design. A key focus throughout is year-round greenery and exceptionally low maintenance planting, enhanced in the rear courtyard by a plumbed-in irrigation system.

DOUBLE GARAGE
19'07 x 19'07
Continuing from the driveway, the resin-bound surface provides additional parking for two vehicles and includes a pedestrian door to the rear, offering direct access through to the rear garden. Hormann electric garage doors have recently been installed giving secure access from the front.

REAR GARDEN
A manicured and sheltered pathway leads to a raised decked area, which can also be accessed directly from the dining hall. This attractive outdoor space provides an ideal setting for a hot tub, complemented by feature boundary walls and mature shrub planting.

SERVICES

COUNCIL TAX
West Northamptonshire Council - Band G

LOCAL AMENITIES
The village of Hannington lies within easy reach of Northampton, Wellingborough and Kettering. There is a mainline train service from Kettering to St Pancras. The A14/M1 link road is about 8 miles to the north. Within the village is the Parish Church with primary schooling at Walgrave Primary School and secondary schooling at The Moulton School.

HOW TO GET THERE
The village of Hannington stands roughly mid way between Northampton and Kettering and can be approached from the A43 Kettering Road via Redhouse Lane. Upon entering the village passing the allotment gardens the road bears to the left and then to the right. Continue into Main Street and then turn left into Poplars Farm Close.

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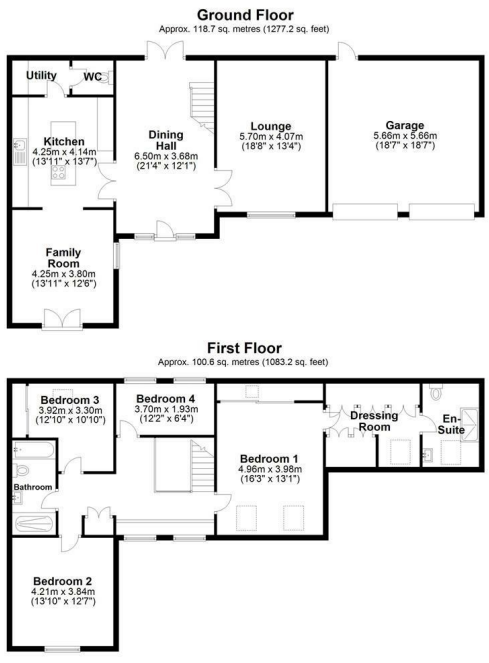

Total area: approx. 219.3 sq. metres (2360.5 sq. feet)
For illustration purposes only - not to scale