



16 High Street, Yardley Gobion, NN12 7TN

Oieo £850,000

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A stunning and spacious six bedroom character home split over two floors. The ground floor has three reception rooms, large family kitchen/breakfast/dinning room, utility room with WC, double bedroom, a 2nd kitchen and bathroom and single garage, offering the flexibility of multi-generational living. Upstairs there's a large landing/reading area with doors leading off to the main bedroom suite, main family bathroom and the four further double bedrooms.

This properties unique ground floor layout allows you too use it as two separate living spaces, comprising the main living accommodation plus the integral self contained annex or one large integrated home.

Nestled within the charming conservation area of Yardley Gobion, this delightful property enjoys a picturesque village setting rich in character and heritage.

Key Features:-

- Detached Family Home
- Six Spacious Bedrooms
- Adjoining Annex
- Master Bedroom With Balcony/Terrace Over Looking The Garden
- Three Bathrooms Including Ensuite To Master
- Living Room With Log Burner
- Kitchen Diner With Movable Centre Island
- Utility With Cloakroom
- South Facing Rear Garden
- REF NL1208





Entrance Hall

Upon entering the property through the front door, you are welcomed into a spacious and inviting entrance hall that sets the tone for the rest of this charming home. The hall features beautifully maintained **original solid wood parquet flooring**, adding warmth and character.

A standout feature is the **removable ironwork banister** on the staircase, designed to allow for easy movement of large furniture – a thoughtful and practical touch. Beneath the stairs, you'll find a **useful storage cupboard**, ideal for coats, shoes, or household items.

A replaced **Heritage sealed double-glazed sash window** overlooks the front aspect, allowing natural light to flow through while maintaining the period feel. From the hall, a door lead through to the snug, offering a seamless flow through the ground floor living space.



Snug

3.61m x 2.57m (11'10" x 8'5")

The snug is a warm and inviting space, thoughtfully designed to create a seamless flow from the entrance hall. It features the **same original solid wood flooring**, which was carefully lifted and repurposed from the main living room, adding continuity and character.

This cosy room benefits from **exposed ceiling beams**, enhancing its charm and cottage-like atmosphere – an ideal spot to unwind with a book or enjoy a quiet moment. From the snug, doors provide access to the **adjoining annex**.



Kitchen/Diner

4.75m x 4.32m (15'7" x 14'2")

The kitchen/dining room is a **well-thought-out and sociable space**, ideal for family living and entertaining. At its heart is a **moveable centre island**, offering flexibility for food preparation, dining, or informal gatherings.

The kitchen features a **sink unit with drainer and mixer tap**, along with a range of **high and low level cupboards** providing ample storage. There is **space for a range-style cooker, dishwasher, and an upright fridge/freezer**.

Utility Room

3.07m x 1.6m (10'1" x 5'3")

The utility room is a practical and well-designed space, ideal for handling everyday household tasks. It features a **stable door leading out to the rear garden** and a **double-glazed window to the rear**, Access to the WC.



First Floor Landing

4.9m x 2.54m (16'1" x 8'4")

The first floor landing is a bright and open space, featuring a **double-glazed sealed window overlooking the rear garden**, which fills the area with natural light. Doors lead off to all five bedrooms and the family bathroom, providing convenient access throughout the upper level.

Master Bedroom

6.63m x 4.65m (21'9" x 15'3")

The master bedroom truly delivers the **'wow' factor**, boasting a stunning **vaulted ceiling** and a striking **exposed stone wall** that adds character and charm. A **Velux skylight** and a French doors flood the room with natural light, creating a bright and airy atmosphere.

French doors to the rear open onto a private **roof terrace**, offering a peaceful outdoor retreat with views over the garden. The master suite also benefits from a **generous dressing area**.



Roof Terrace/Balcony

Stepping through the double doors from the master bedroom, you enter a charming roof terrace featuring a **hardwood deck** and elegant **iron railings**. This private outdoor space overlooks the beautifully landscaped south-facing rear garden, providing a serene setting to enjoy **cool summer evenings** and watch the sun slowly set in the distance – a perfect spot for relaxation and quiet contemplation.

Bedroom Two

3.76m x 3.18m (12'4" x 10'5")

Bedroom two is a charming room featuring an **ornamental fireplace** with a classic **cast iron mantel** set into the chimney breast, adding character and a touch of period elegance. The room benefits from a **radiator** for warmth and comfort, and a **sealed double-glazed sash window** overlooking the front aspect, filling the space with natural light.





Bedroom Three

4.37m x 2.31m (14'4" x 7'7")

Bedroom three is a bright and airy room featuring **two sealed double-glazed windows** – one to the side and one to the rear – allowing plenty of natural light to fill the space.

Bedroom Four

3.15m x 2.31m (10'4" x 7'7")

Bedroom four features a **sealed double-glazed sash window** to the front aspect, perfectly complementing the village-style country character of the property. The room includes a useful **overstairs recess with built-in storage**.

Bedroom Five

2.67m x 2.54m (8'9" x 8'4")

Currently configured as a dressing room, bedroom five offers a versatile space that can easily serve as a bedroom, study, or additional dressing area.



Family Bathroom

The family bathroom is well-appointed and spacious, featuring a **panelled bath** with classic **telephone-style taps** and an attached shower head for added convenience. A **pedestal wash hand basin** and a **wall-mounted WC** complete the suite. There is a large **walk-in airing cupboard**.

The Annex - Living Room

4.67m x 3.63m (15'4" x 11'11")

The annex living room benefits from its **own private front door**, offering independent access and privacy. A **double-glazed sash window** to the front of the property fills the room with natural light while maintaining the character of the home.

An **exposed brick and stone wall** provides a charming and distinctive feature. The room is fitted with a radiator and Internal door that leads through to the **main house**.



The Annex - Kitchen

2.77m x 2.41m (9'1" x 7'11")

The annex kitchen is thoughtfully fitted with a combination of **high and low-level cupboards**, including drawers beneath, providing ample storage space for kitchen essentials. It features a practical **sink unit with mixer tap** and durable tiled flooring, combining style with easy maintenance.

There is dedicated space for a **washing machine** and a **fridge**, enhancing the kitchen's functionality.

The Annex - Bedroom (6)

4.52m x 3.45m (14'10" x 11'4")

The annex bedroom features **sealed double-glazed French doors** that open directly onto the beautifully landscaped rear garden, providing a peaceful and private outlook with easy access to the outdoor space. Surrounding the garden is a charming reclaimed pathway, enhancing the country cottage feel.

The Annex - Shower Room

The annex shower room is modern and well-appointed, featuring a **large walk-in shower** with sleek tiled walls and flooring for a clean, contemporary look. It includes a **wall-mounted wash hand basin** and a **close-coupled low-level WC**, offering both style and practicality.

Additional features include an **extractor fan** for ventilation, a **sealed double-glazed window to the rear** allowing natural light, and a **heated towel rail** to keep towels warm and the room cozy.

Rear Garden

The south-facing rear garden is fully enclosed and beautifully landscaped, featuring **mature shrub borders** and established trees that create a true sense of peaceful country living. A **reclaimed pathway** gently winds its way around the property, leading to charming **courtyard areas** and several delightful **nooks**—perfect for relaxing in the sun or finding a quiet shaded retreat.

This garden perfectly embodies family life in the countryside, offering plenty of space to play, entertain, or simply unwind, all while being just a stone's throw from the conveniences of nearby main towns.



Ground Floor

Approx. 129.9 sq. metres (1398.5 sq. feet)



First Floor

Approx. 111.0 sq. metres (1194.9 sq. feet)

