



The Old Vicarage, The Avenue

Flore, Northamptonshire

oriordanbond
SALES & LETTINGS





The Old Vicarage

The Avenue
Flore NN7 4LZ

Guide Price
£1,750,000

The Old Vicarage in Flore is a Grade II Listed ironstone house of 17th century origins and retains many period features such as sash windows with wooden shutters and flagstone floors. It comprises of three separate dwellings which include The Main House, The Stables and The Mews.

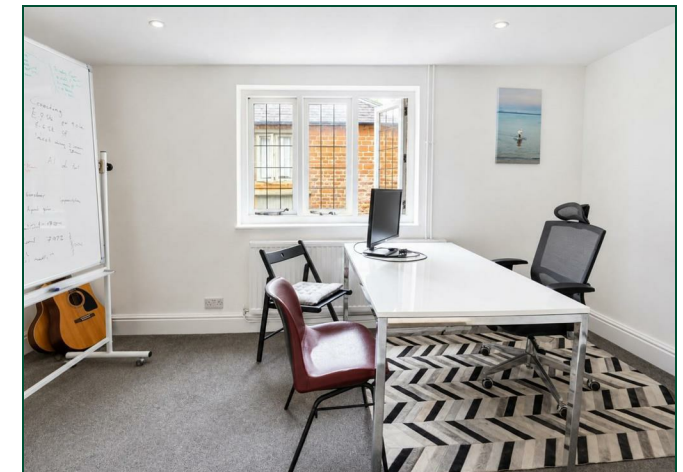
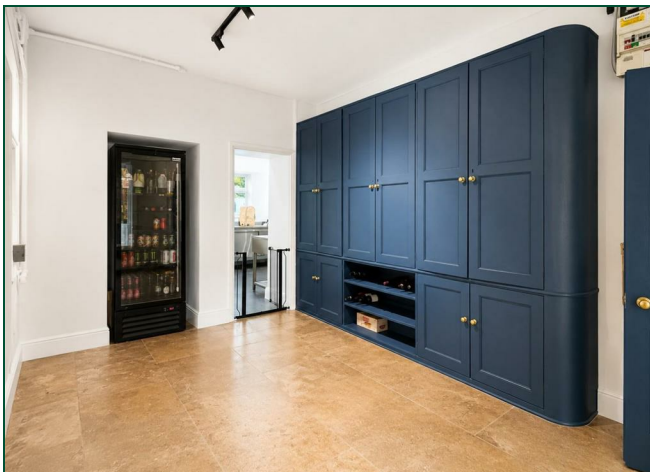
The Main House has undergone recent restoration however there are some areas which still need finishing. This was done with Grade II listing approval to restore the property to its original configuration. Formerly nine bedrooms, there are now six bedrooms four with ensuite bathrooms. Bedroom 1 (formerly three bedrooms) will need renovating including the ensuite; bedrooms 2 and 3 are both renovated however need the ensuites refitting, bedroom 4 is renovated with refitted ensuite & bedrooms 5 and 6 are also renovated. The ground floor has been fully refurbished with four reception rooms, a catering kitchen, laundry, boiler room, store and cloakroom/WC.

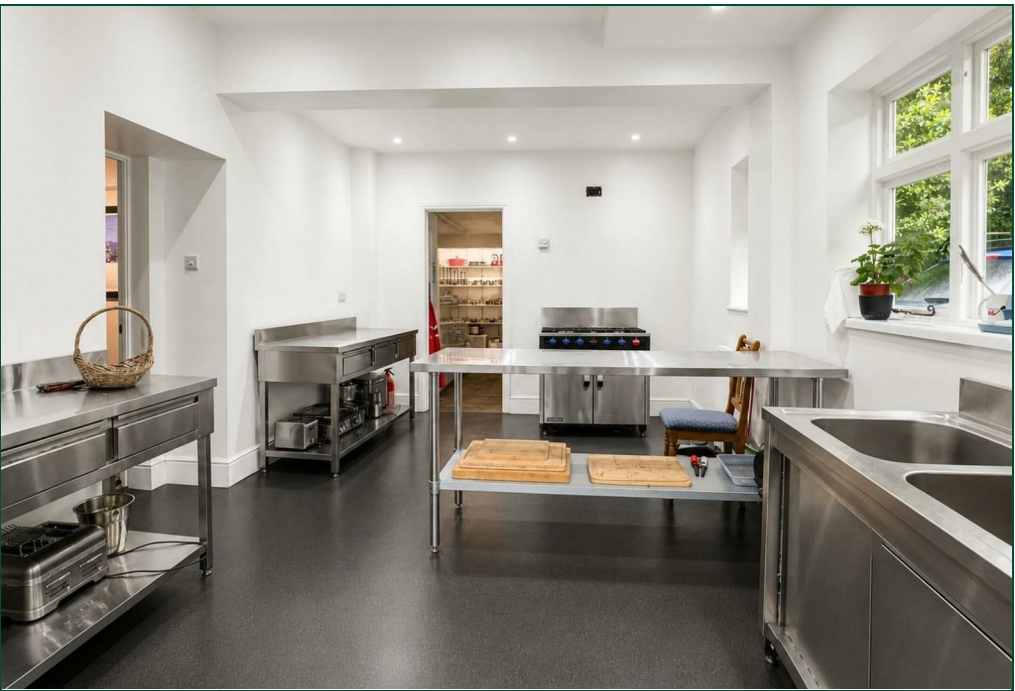
The Stables - has been refurbished to include four bedroom suites - there are two bedrooms suites to the first floor with communal kitchen and two bedroom suites to the ground floor also with communal kitchen. These are all used for Bed and Breakfast accommodation.

The Mews - also refurbished - provides two bedroom suites and a communal kitchen. These are also used for the Bed and Breakfast business.

The property provides an excellent opportunity to live in a superior period property set in tranquil private gardens with an income provided from Bed and Breakfast. The approach to The Old Vicarage is down a winding wooded driveway which then opens out into a private plot surrounded by mature trees offering a high degree of privacy. There is extensive parking on a large driveway. The formal lawn to the south side of the property overlooks the wild garden. The total plot is approximately 1.75 acres. The current owners are happy to provide more details of the current business on request. (B/8382/XL)

- Grade II Listed ironstone house of 17th Century origins
- 8,382 total square footage in size
- Retaining period features and character
- Three separate dwellings including The Main House ,The Stables and The Mews
- Set up for residential living and Bed and Breakfast business.
- Extensive parking on large driveway
- Private plot of approximately 1.75 acres













Additional information

- Council Tax Band: G
- Energy Efficiency Rating:

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Brixworth Sales

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TOTAL FLOOR AREA : 8382sq.ft. (778.7 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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