



The Grange
The Grove | Moulton | Northampton | NN3 7UF

STEP INSIDE

An amazing opportunity in MOULTON! A four-bedroom detached barn conversion in need of updating with gardens and paddocks, stables and menage, approximately 7.65 acres.

The Grange is a deceptively spacious, non-listed, un-modernised, stone built barn conversion with equestrian facilities and set in approximately 7.65 acres. Originally stables, it was converted in 1991 and is the first time it has been on the market. This property has been a much-loved family home with so much appeal; it has superb family living space arranged over three levels and whilst it has been well maintained it is now at a point where any new owner would want to update throughout and possibly alter and extend (STPP).

The house is located in the heart of the village and approached via a long sweeping gravel driveway with manicured lawns with paddocks on the left-hand side, this leads to a detached double garage and parking for at least 10 vehicles. The beauty of this property has to be the amazing setting; it's a very peaceful setting surrounded by mature gardens and the extensive acreage. On entering you are greeted by an entrance lobby with ample room for coats etc plus a guest cloakroom. A glazed door opens into the vast split level dining hall and reception room. The lower-level dining hall has a parquet wood floor and a superb Georgian cupboard and display niche; this room will easily fit a table to seat at least 12! Steps lead up to the upper level which is a bright and spacious reception room with sliding patio doors opening to the rear sun terrace and gardens. This room is lovely and bright and features a stone fireplace. On the right of the dining hall and on a lower level is an exceptionally bright and spacious family kitchen/breakfast room. This superb room has an extensive range of 'retro' high gloss Aubergine units with contrasting white worktops, breakfast bar, integrated appliances plus a spacious breakfast area with sliding doors that open into a sunroom. There is also a separate utility room.

On the left of the dining hall is a bright central hallway overlooking the front garden and paddocks beyond. There are three double bedrooms accessed from the hall, all are lovely bright rooms with views over the gardens, two have fitted wardrobes. The family bathroom is also a good size and has a full suite including a bath and separate shower cubicle. The main bedroom is at the far end of the hallway and is another impressive room with fitted wardrobes and sliding patio doors that open onto a sun terrace and gardens, it also has an en-suite bathroom with shower.









STEP OUTSIDE

The Grange is set in southwest facing gardens and paddocks extending to approximately 7.65 acres. To the front is a long sweeping gravel driveway with lawn and mature trees, at the front of the house is a large gravel area with ample parking for at least 10 vehicles and a detached double garage with electric doors. At the start of the driveway is a stable courtyard with a bay stable plus tack room and a separate hay store. There is also a separate fenced menage with direct access into the fenced paddocks.

To the rear of the barn there is a further mature garden which is mainly laid to lawn and a complete sun trap with a decked sun terrace with summerhouse, paved sun terrace spanning the rear of the property, two ponds with a stream water feature, a hedged vegetable garden, mature borders, hedges and trees. All in all, the gardens are approximately 1.5 acres. The paddocks are at the front of the house and are fully fenced/hedged and extend to approximately 6.06 acres and such a rarity in Moulton.

Moulton is a thriving village with excellent day-to-day amenities, including schools, shops, pubs and a parish church. Northampton (4 miles) and Wellingborough (7 miles) both provide mainline rail services to London in under an hour, while Junction 15 of the M1 lies just 8 miles away. Leisure opportunities are close at hand, with Pitsford Reservoir and Sywell Country Park offering fishing, sailing, and scenic walks.

Freehold | Council Tax Band G | EPC Rating D

Services, Utilities & Property Information

- * Property Construction - Brick and tiled roof
- * Electricity Supply - Mains
- * Water Supply - Mains
- * Drainage & Sewerage - Mains
- * Heating - Gas Mains
- * Broadband - FTTP Broadband connection available - we advise you to check with your provider.
- * Mobile Signal/Coverage - Limited 4G and 5G mobile signal is available in the area - we advise you to check with your provider.
- * Parking - Garage for two cars. Driveway for four+ cars.
- * Property notes: The property benefits from roof-mounted solar photovoltaic (PV) panels. With further details available from the selling agent.
- * Occupying a desirable position within a designated Conservation Area, the property forms part of an attractive and well-preserved setting, where the area's historic character and architectural heritage are carefully protected for future generations.



The Grange The Grove, Moulton, NN3 7UF
Approximate Gross Internal Area
Main House = 2490 SQ FT / 231 SQ M
Stables = 1279 SQ FT / 119 SQ M
Garage = 353 SQ FT / 33 SQ M
Total = 4122 SQ FT / 383 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.



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