



## 11 Bull Inn Close

Manor farm, Weedon, NN7 4GD

£1,595 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE SIMPLY CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL GET IN TOUCH.

Available 22nd of July 2026!

Experience the perfect blend of rustic charm and modern luxury with this stunning barn conversion bungalow, located in the heart of the village of Weedon on a private development. A truly unique home offering elegance, space, and tranquility.



Part or Unfurnished Accommodation; Open plan Lounge/Kitchen, Three bedrooms, Family bathroom with bath and shower, Gas central heating, two allocated parking bays. EPC – C. Daventry council Tax Band C. As you approach the property, you are greeted by wrought iron gates that open into a landscaped front garden. Follow the pathway, which leads to four traditional UPVC stable-style doors. These doors are a nod to the property’s original use as stables and can be fully or partially opened, inviting you into the home while maintaining the charm of its heritage.

Step through one of the stable doors into the heart of the home—an expansive open-plan living area. The high vaulted ceilings immediately draw your attention. Stable doors flood the room with natural light, while the real wood flooring that extends throughout the property adds warmth and character. This central space is perfect for both everyday living and entertaining, offering ample room for a lounge area and a dining table.

Fully fitted Kitchen is a beautifully designed space with high-gloss white cabinetry and sleek black countertops. The real wood island serves as both a practical breakfast bar and a focal point of the room, complete with stylish bar stools. The kitchen is fully equipped with integrated AEG appliances, including a dishwasher, washing machine, fridge, and freezer.

Walking down the hallway, the real wood flooring continues to guide you through the property. Pendant lighting and natural light from a skylight create a bright and inviting passage to the bedrooms.

The master bedroom is situated at the end of the hall, offering a serene retreat with a vaulted ceiling and a large window overlooking the garden. Bedroom two features freestanding mirrored wardrobes and is spacious enough to serve as a home office if desired. Bedroom three shares the same high-quality finishes and overlooks the landscaped front garden.

Located just off the hall is a luxurious family bathroom. This space is finished with floor-to-ceiling tiles and featuring a four-piece suite. Rainfall shower in the walk-in cubicle or soak in the bathtub. The sleek vanity unit provides ample storage, and the skylight fills the room with soft, natural light, creating a spa-like atmosphere.

Externally the property benefits from a semiprivate landscaped front garden. Gravel pathways, a lush lawn, and mature hedging frame the garden beautifully, offering a secluded retreat within this exclusive development.

This barn conversion bungalow is a true masterpiece, combining modern luxury with historic charm. From its thoughtfully designed interiors to its beautifully landscaped outdoor spaces, this home offers a spectacular living experience in the idyllic village of Weedon. Don’t miss the opportunity to make this extraordinary property your own.

Open Plan Area 34'03 x 14'10 (10.44m x 4.52m)

Entrance Area 13'10 x 5'01 (4.22m x 1.55m)

Bathroom 9'02 x 7'05 (2.79m x 2.26m)

Master bedroom 14'02 x 12'10 (4.32m x 3.91m)

Bedroom Two 10'03 x 9'08 (3.12m x 2.95m)

Bedroom Three 10'02 x 8'00 (3.10m x 2.44m)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Rating

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>88</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>74</b>               |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |