7A Kilborn Close

Wellingborough, Northants NN8 5YA

Simpson & Weekley

A unique opportunity to acquire 'Vicarage Farm House', a mature, extended former farm house set on an enviable plot with adjoining self contained annex.

Upon entering the grounds via electric farmyard gates, you are greeted by established, well stocked gardens mainly laid to lawn with mature trees, plant and shrubs, gravelled parking for several vehicles and an old brick built barn ideal for storage or to use as a car port, access to an oversize single garage and doors to the main house and a separate annex. There is an undeniable charm throughout the property whilst offering a modern day living layout with its 29'9 long refitted open plan kitchen/dining room in addition to a living room, drawing room with inset log burner, a utility room and a ground floor cloakroom. There is access to a wine cellar and stairs to the first floor landing where doors lead to four spacious bedrooms and two family bathrooms. The property benefits from double glazing throughout and gas radiator central heating in the main house.

The Annex comes with it's own entrance with a hallway leading to a double bedroom, bathroom and lounge/dining room with adjoining kitchen. There are wall mounted gas heaters throughout.

Tucked away down the bottom of this cul-de-sac there is an attractive degree of privacy. Set on the edge of the Redwell development, there are parks, schools and popular schooling such as Redwell Primary School and Sir Christopher Hatton School all within walking distance and the mainline railway station is just over a two mile walk from the home and has regular direct trains to London St Pancras within an hours journey.
Council Tax Band G
EPC Ordered

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Offers Over £650,000

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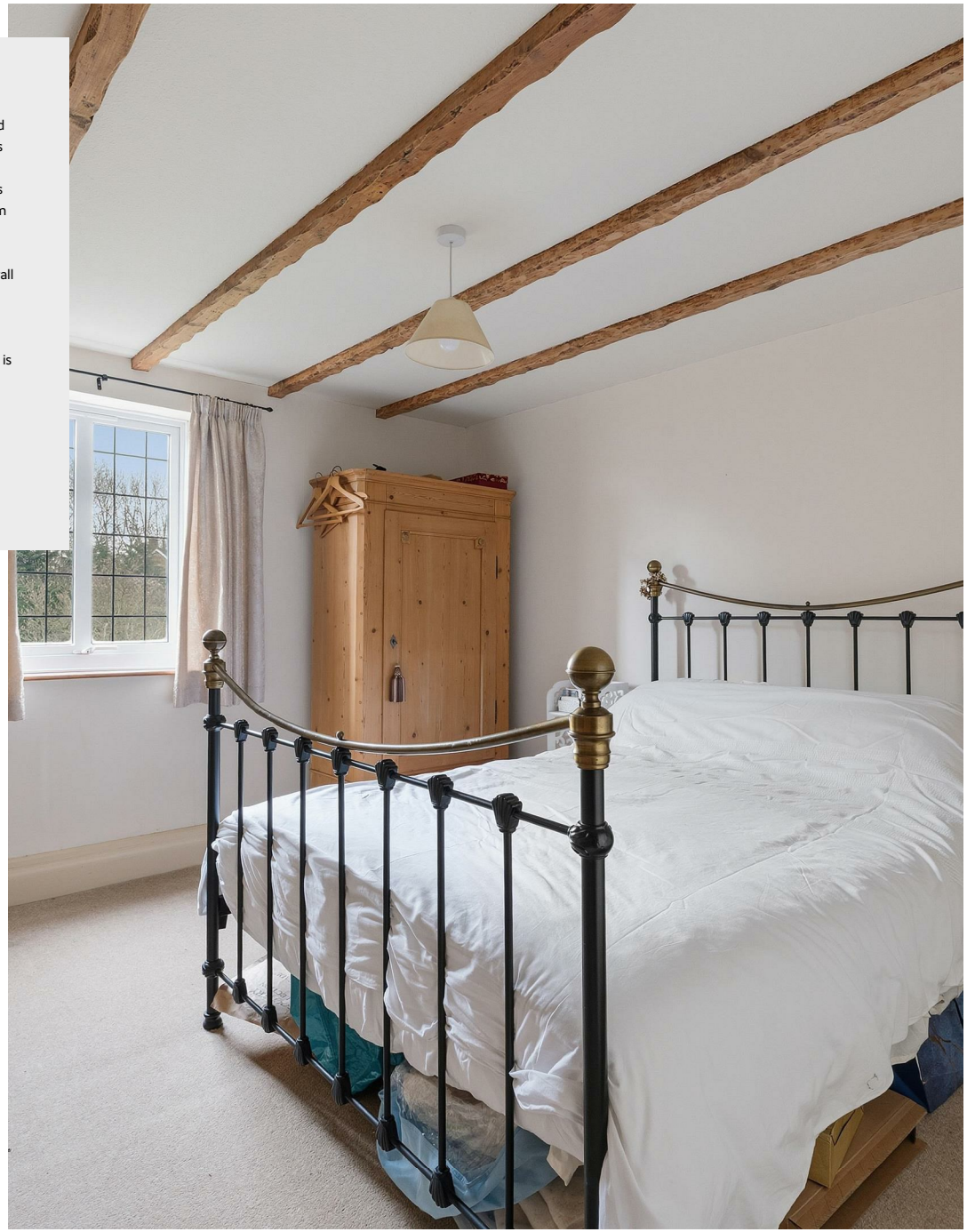

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TOTAL FLOOR AREA : 2862 sq.ft. (265.9 sq.m.) approx.

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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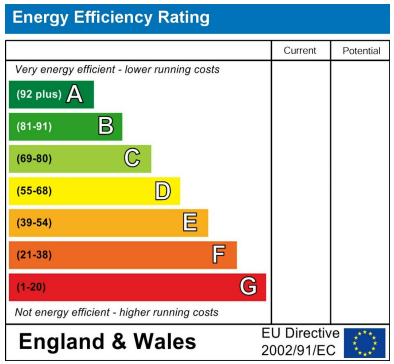

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