

# HENDERSON CONNELLAN

ESTATE AGENTS



**Pear Tree Farm Close, Little Harrowden NN9**  
"Versatile Coach House in a Charming Village Setting"

## "Versatile Coach House in a Charming Village Setting"

Nestled in a delightful village, this exceptional coach house offers a blend of contemporary living and convenient connectivity. Enjoy the benefits of local amenities, including a historic church, a welcoming pub, and a primary school, all within easy reach. For commuters, the property provides excellent access to Kettering and Wellingborough mainline stations, offering fast train services to London St Pancras in under an hour. This very special home boasts distant field views, adding to its unique charm. The stunning interior is thoughtfully arranged over two floors, featuring a designer open-plan kitchen/dining/living room on the first floor, complete with integrated appliances and elegant granite work surfaces. This versatile home boasts two double bedrooms, each with its own ensuite, with one conveniently located on the ground floor and the other on the first floor. Outside, you will find private off-street parking and a charming courtyard garden. The property benefits from gas central heating and sealed unit double glazing.

**Kitchen/Dining/ Living Room** - 6.6m x 5.46m (21'8" x 17'11")

**Bedroom One** - 5m x 2.92m (16'5" x 9'7")

**Ensuite One** - 2.46m x 2.03m (8'1" x 6'8")

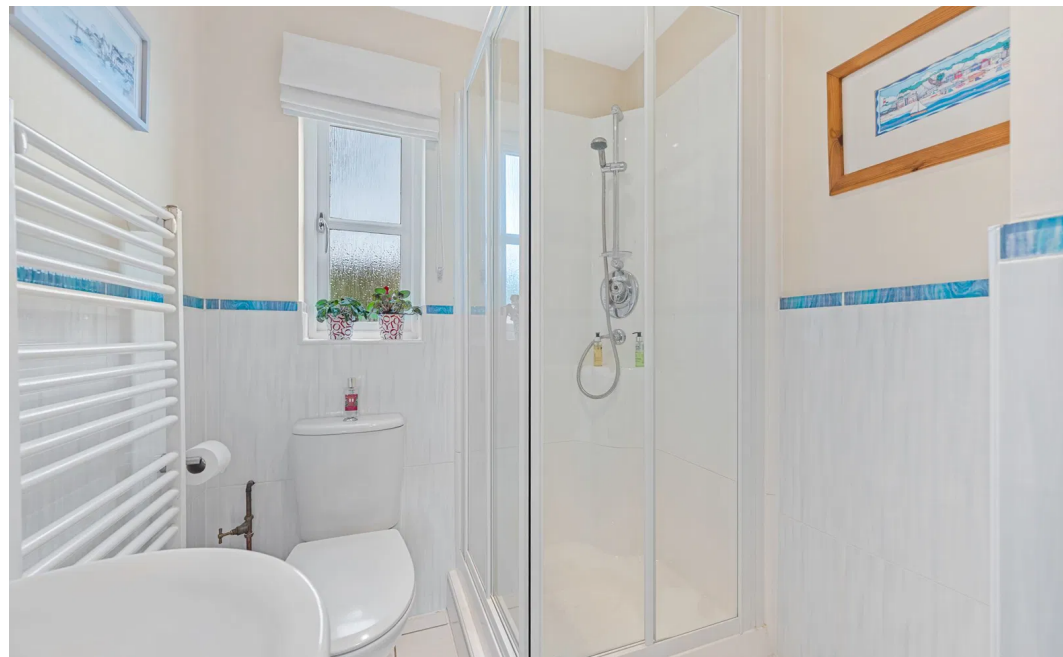
**Bedroom Two** - 4.37m x 3.71m (14'4" x 12'2")

**Ensuite** - 1.75m x 1.65m (5'9" x 5'5")

- Freehold
- Two Double Bedrooms both with En-Suite
- Fabulous Open Plan Living Space
- Off Road Parking
- Courtyard Garden
- Charming Village Location
- Gas Central Heating - Boiler Fitted 2025
- EPC RATING: C
- COUNCIL TAX: B

**Tenure:** Freehold







Henderson Connellan Kettering office 01536 417888 [ketteringsales@hendersonconnellan.co.uk](mailto:ketteringsales@hendersonconnellan.co.uk)



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