

# Pinaroo 7A The Square

Yardley Hastings NN7 1EU

FINE & COUNTRY

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Quietly located and discreetly set back from the village lane, this stone built detached property has been architecturally designed and built. The owners design emphasis was to build a home which would lend itself to entertaining friends and family, both inside and out. This has been wholly achieved, having a stunning, generously proportioned sitting room with an impressive fireplace, expansive kitchen/dining room and a wrap around very sheltered garden.

The accommodation comprises: Entrance hall, Cloakroom, Sitting room with open fireplace and log burning stove, Kitchen/dining/family room with direct access to a conservatory, Utility room, Three bedrooms, walk in wardrobe to the Master bedroom, Family bathroom, Garage, Off road parking, Terraced gardens surrounding the property, Outbuildings and an alternative vehicle access to the rear.
The gas boiler has just been serviced, EIHCR certificate granted after an electrical inspection and the chimney swept.

## Property walk through

The property stands elevated from the gravel driveway with steps up to a traditional storm porch with a pantile roof sheltering the entrance door. Through the door is a reception lobby with a hallway leading off. From the lobby the staircase rises to the first floor having a useful store area under. The part tiled cloakroom is located in the hallway.
Doors open from the lobby to an impressive sitting room featuring a striking floor to ceiling brick built fireplace with bressummer beam over which houses a wood burning stove. Wall lights are arranged around the room and there is an exposed ceiling beam. Windows attract natural light from two aspects and double doors open to the conservatory.
The kitchen/ dining room stands at the end of the hallway and is very generously proportioned. There are an extensive range of natural wood cabinets, some glass fronted at a higher level and various drawer units. There is a centrally located gas fired "AGA" which is housed within an ornamental fireplace with a butler sink located nearby. An island unit provides two electric hob plates and incorporates a wine rack and shelved areas. A housing is available for an upright fridge freezer whilst a timber upright and beamed ceiling offer interesting features. This kitchen can accommodate a large table and chairs making this an ideal room to engage with friends and family. A door opens to a utility area which has plumbing installed for a washing machine and a wall mounted gas boiler serving the central heating and hot water systems. A door opens from here into the garden.
The conservatory is created using two existing stone walls and the addition of double glazed panels under a Perspex roof to the other two sides. It offers a comfortable haven to relax and unwind with pleasant views over the garden. Window openers allow a gentle flow of air and a door opens directly into the garden.
First Floor
The landing on the first floor diverges in two directions, one leading to the master bedroom with its spacious walk in wardrobe and windows to three sides. An additional bedroom on this area of landing is arranged currently as a study but is a good size for the smallest of the bedrooms. Opposite is the family shower room which is effectively a wet room, fully tiled to floors and ceiling with a walk in shower and protective screen. A WC and wash basin are also in situ.
The landing which leads in the opposite direction accesses a room which proportionally to the other bedrooms is second in size and of ample floorspace. This room has double aspect windows with attractive shuttering.

Outside
A gated access at the front provides pedestrian access to the gardens which wrap around the property. Various flower beds have been created, attractively dressed with pantiles and red brick edging. The flower beds have been arranged on differing levels and interspersed here and there with areas of lawn and also a pond. Patio is laid extensively around the property creating external seating areas of choice to enjoy al fresco dining or otherwise to allow a gathering of friends to mingle and congregate.
Two outbuildings can be found in the garden, a spacious stone barn ideal for workshop purposes and a brick building , absolutely for storage of all a gardeners necessary implements which also has a rear access from the Northampton Road to additional parking at the rear of the property. A single garage stands to the front of the property with off road parking alongside.





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PINAROO
AT THE SQUARE

Approximate Gross Internal Area
Ground Floor = 94.0 sq m / 1,012 sq ft
First Floor = 80.5 sq m / 866 sq ft
Garage = 15.4 sq m / 166 sq ft
Stores = 24.3 sq m / 261 sq ft
Total = 214.2 sq m / 2,305 sq ft

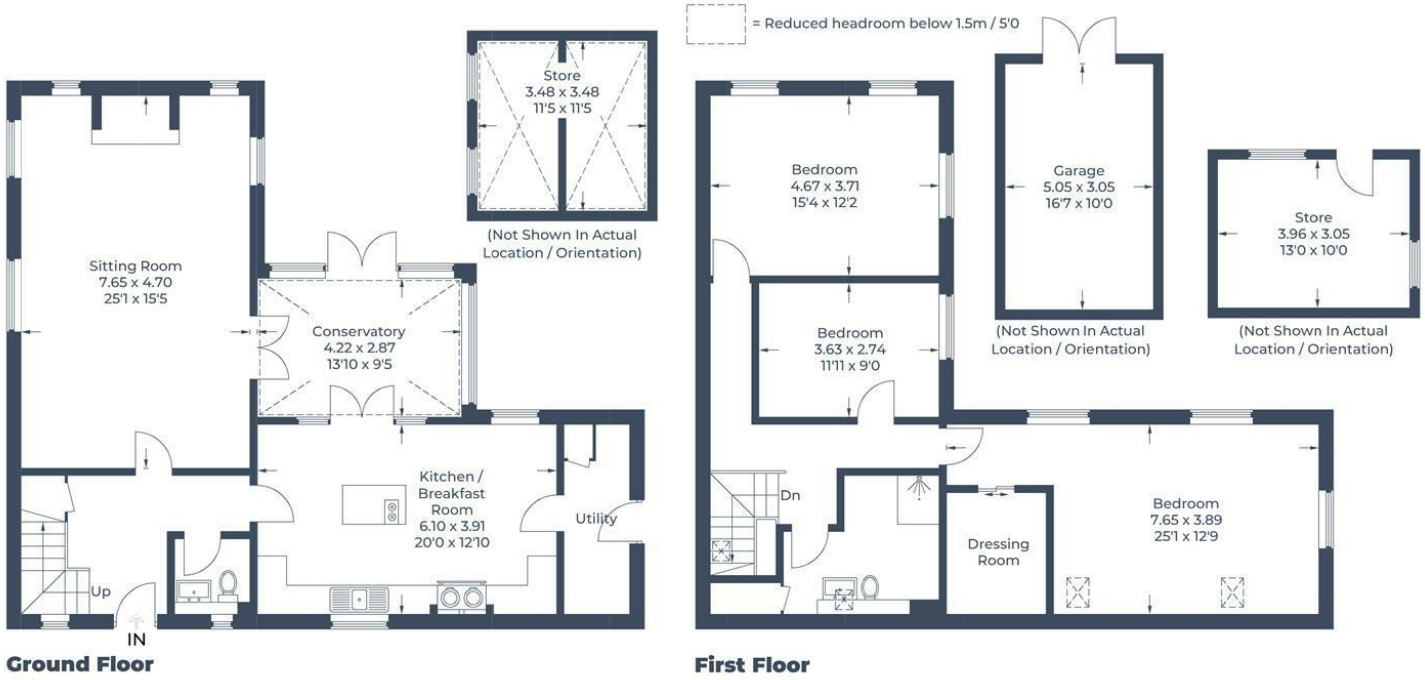
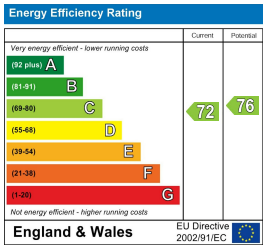
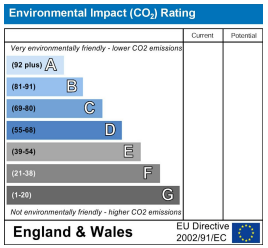



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