

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£400,000

High Street

Broughton, NN14 1NQ

Once a much-loved village pub, The Sun on High Street in Broughton, Northamptonshire, has been thoughtfully transformed into a unique and characterful family home. Steeped in history and filled with charm, this ex-public house retains nostalgic touches of its past while offering all the comforts and practicality of modern living. For those who appreciate a home with a story, this property is a rare opportunity to own a piece of local heritage. From the moment you step inside, the generous proportions reflect the building's past as a welcoming gathering place. The ground floor provides an abundance of living space, with a large family room perfect for entertaining or creating a cosy retreat. A dining room and a separate living room, both flooded with natural light, offer versatile areas for family occasions or quiet relaxation. The well-designed kitchen and breakfast room combine character with functionality, ensuring the heart of the home is as stylish as it is practical. The ground floor is completed by a utility/WC, maintaining convenience for busy households. Upstairs, four well-proportioned bedrooms provide excellent family accommodation. The main bedroom boasts an ensuite, while the remaining three bedrooms are served by a family bathroom. One of the bedrooms is particularly spacious, making it ideal as a guest room or teenager's retreat. Cleverly placed storage throughout the first floor enhances functionality without compromising style. Adding further appeal, the property retains its old pub cellar a feature that not only nods to its heritage but also offers potential as a wine store or simply a quirky talking point for visitors. Outside, the home offers a private, low-maintenance rear garden, perfect for relaxing or alfresco dining. From here, rear access leads directly to off-road parking for two vehicles, a rare advantage in such a central village location.

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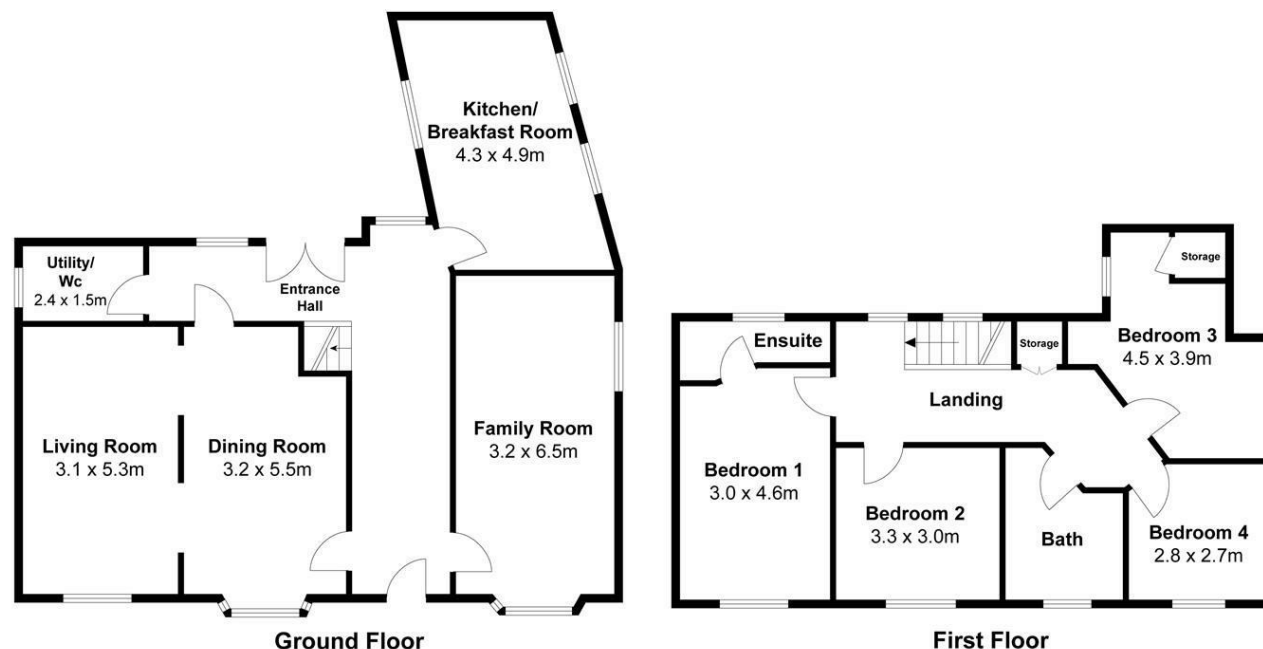
BRENNAN BESPOKE

OFFICE ADDRESS

BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
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Northamptonshire
NN14 1QF

OFFICE DETAILS

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For identification only not to scale

BRENNAN
BESPOKE

LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements