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Hall Lane, Welford, NN6 6HL

£730,000 Barn Conversion

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Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

A beautiful and deceptive barn conversion with fantastic views of rolling Northamptonshire countryside and is located in the village of Welford on a no through road which leads to farm land.

Features & Utilities

- ✓ Stunning Field Views
- ✓ Characterful Barn Conversion
- ✓ Three Bedrooms
- ✓ Three En-Suites
- ✓ Quiet Village Location
- ✓ Large Kitchen / Dining /Family Room
- ✓ Southerly Facing Garden
- ✓ No Onward Chain

Property Overview

A beautiful and deceptive barn conversion with fantastic views of rolling Northamptonshire countryside and is located in the village of Welford on a no through road which leads to farm land.

Enter via a beautiful wooden door into the charming hallway with stair case leading to the first floor. From the hallway you can access the cloakroom, third bedroom with en-suite and living quarters. The sitting room is dual aspect with views onto fields and driveway, and hosts a large log burner with stone surround. Walking towards the dining room you pass a stunning row of windows and doors that lead out to the manicured garden. The dining room has a decorative fireplace, wooden beam and double doors into the spectacular kitchen diner

The kitchen is a spacious room with vaulted ceiling, exposed beams and multiple windows offering views onto neighbouring fields and the garden. There is a large AGA, central island with granite work top, flagstone flooring, access to the utility room and a stable door leading to the garden.

Walking up the stairs you are presented by exposed beams and two bedrooms. To the left is the principal bedroom suite with a vaulted ceiling, exposed beams, dressing room, en-suite and field views. The second bedroom also benefits from a vaulted ceiling, exposed beam, en-suite and views towards the village and Church. Should a purchaser wish to create more bedrooms then the master suite could be split into two turning the property into a four bedroom family home.

Drive down Hall Lane and turn right through wooden gates onto a large gravelled driveway providing ample off road parking. There is a double garage with electric door and ladder to loft storage. Attached to the garage is a home office which benefits from lovely views onto the rear garden. A gate from the driveway leads into a private and south facing garden which has been beautifully maintained and is mainly laid to lawn with an array of bedded plants, shrubs and trees, there is a paved patio area with steps up to the wide storm porch.. At the end of the garden is a gravelled area with westerly facing field views perfect for watching beautiful sunsets over the local countryside.

EPC Rating E. Council Tax Band F.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

DINING ROOM

KITCHEN/ DINING / FAMILY ROOM

UTILITY ROOM

BEDROOM THREE

EN-SUITE

FIRST FLOOR

LANDING

BEDROOM ONE

DRESSING ROOM

EN-SUITE

BEDROOM TWO

EN-SUITE

OUTSIDE

DRIVEWAY

GARAGE

GARDENS

MATERIAL INFORMATION

Type – Barn Conversion

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

EPC Rating – E

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Water Supply – Ask Agent

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Ask Agent

Parking – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Ask Agent

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

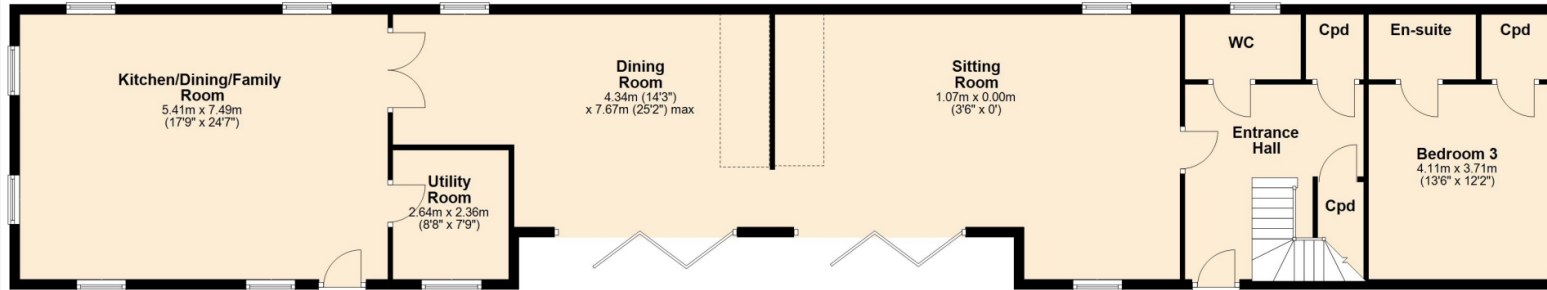
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

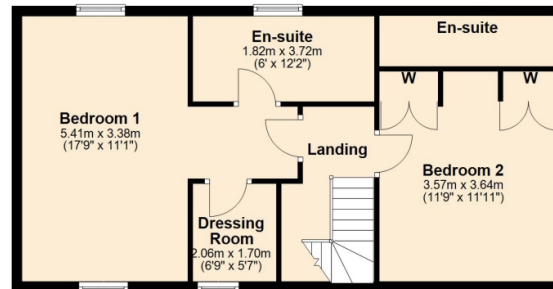
Ground Floor

Approx. 157.5 sq. metres (1695.0 sq. feet)



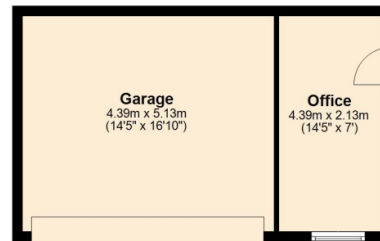
First Floor

Approx. 59.3 sq. metres (638.1 sq. feet)



Outbuilding

Approx. 32.4 sq. metres (348.2 sq. feet)



Total area: approx. 249.1 sq. metres (2681.3 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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