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Holdenby Road, East Haddon, Northampton, NN6 8JR

£425,000 Barn Conversion

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A stylish three bedroom barn conversion situated in a beautiful, semi rural location on the edge of the village. Approached via a single track field road on a hillside, Eaton Cottage is one of just several properties that enjoy this unique, picturesque and tranquil location.

Features & Utilities

- ✓ Barn Conversion
- ✓ Semi Rural Location
- ✓ Three Bedrooms
- ✓ Gardens
- ✓ Parking
- ✓ Stylish Interior



Property Overview

A stylish three bedroom barn conversion situated in a beautiful, semi rural location on the edge of the village. Approached via a single track field road on a hillside, Eaton Cottage is one of just several properties that enjoy this unique, picturesque and tranquil location. Accommodation comprises entrance hall, cloakroom, lounge with open fireplace, study, kitchen / dining room, main bedroom with vaulted ceiling with access to a luxurious bathroom plus two further bedrooms. There is a sun terrace, garden and two parking spaces. The property has uPVC double glazing and radiator heating. EPC Rating TBC. Council Tax Band C.

ENTRANCE HALL

Entrance via front door. Stairs rising to first floor landing with understairs storage cupboard. Tiled floor.

CLOAKROOM

Suite comprising WC and wash hand basin with storage below. Tiled floor.

LOUNGE 5.03m x 3.84m (16'6 x 12'7)

Double doors to front and rear elevations. Vertical radiator. Fireplace with open chimney. Ceiling beams. Exposed stone and brick walls.

STUDY 2.01m x 1.70m (6'7 x 5'7)

Window to rear elevation. Radiator. Fitted shelving.

KITCHEN / DINING ROOM 5.03m max x 5.03m max (16'6 max x 16'6 max)

Windows to side and rear elevations. Radiator. Fitted with a range of wall, base and drawer units incorporating glazed display cabinet and vegetable baskets. Belfast sink. Range oven and extractor hood. Space for large fridge / freezer, washing machine and dishwasher. Tiled splash backs. Door to rear elevation.

FIRST FLOOR LANDING

Window to front elevation. Exposed roof timbers. Built in desk.

BEDROOM ONE 4.01m x 2.97m (13'2 x 9'9)

Window to front elevation. Feature window to side elevation. Radiator. Vaulted ceiling. Fitted wardrobes. Door to:

BATHROOM 2.97m x 3.40m (9'9 x 11'2)

Window to rear elevation. Heated towel rail. Suite comprising double ended bath, walk in shower, contemporary wash hand basin and WC. Ceiling beam. Airing cupboard with heated towel rail. Access to loft. Door to landing.

BEDROOM TWO 2.97m x 3.99m (9'9 x 13'1)

Window to rear elevation. Radiator. Semi vaulted ceiling with exposed roof timbers. Fitted wardrobe.

BEDROOM THREE 1.93m x 2.92m (6'4 x 9'7)

Window to front elevation. Radiator. Semi vaulted ceiling with exposed roof timbers. Fitted wardrobe. Fitted single cabin bed with shelving.

OUTSIDE

FRONT

Paved seating area. Two parking spaces.

REAR

Lawn and gated access.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/fin>

ding-your-energy-supplier-or-network-operator

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibrechecker>

Mobile Coverage – <https://checker.ofcom.org.uk/engb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-mapforplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

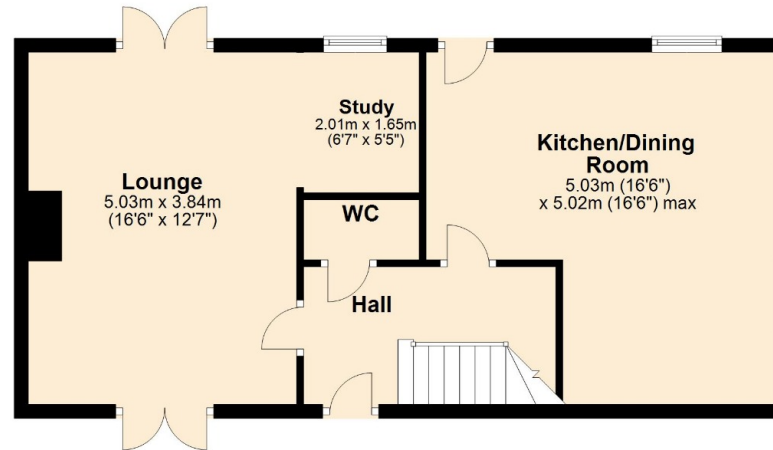
AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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

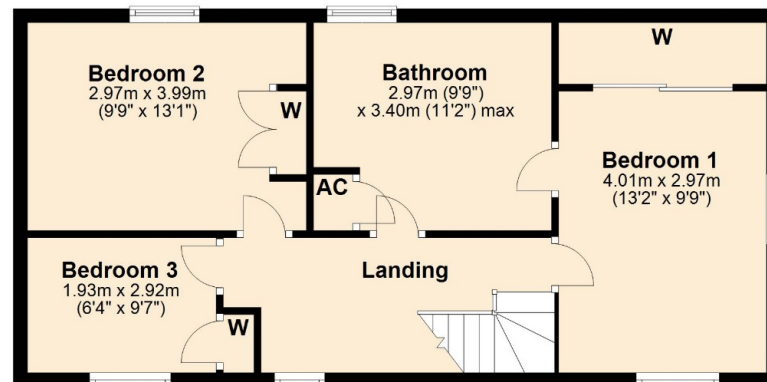
Ground Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



Total area: approx. 106.3 sq. metres (1144.5 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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