



Wheel Wright House, Weston

Offers in the region of **£525,000**



JACKIE OLIVER & CO

33 High Street, Weston, Towcester,
Northamptonshire, NN12 8PU

This beautiful stone built barn conversion enjoys a tucked away position on the outskirts of this picturesque West Northamptonshire village.

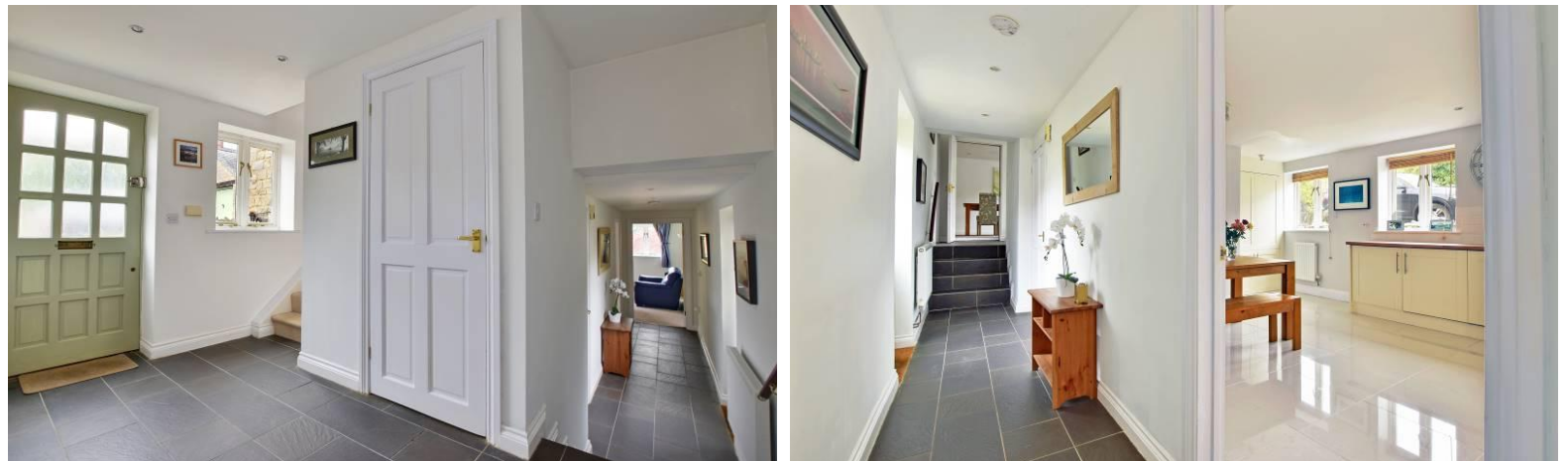
Entrance Hall | Sitting Room | Family Room |
Kitchen/Dining Room with Utility | Cloakroom |
Master Bedroom Suite | Three Further Bedrooms |
Study Area | Four Piece Family Bathroom

The Property

Offered for sale with no upward chain and tucked in a little jitty of just 2 houses, No. 33 is a stone built barn conversion offering versatile accommodation. Internally the property offers an entrance hall leading to sitting & family rooms, a large eat-in kitchen/dining room with utility area and a cloakroom on the ground floor whilst the first floor provides a generous three part landing which doubles as a study area, a master bedroom suite, three further bedrooms and a family bathroom. Externally the barn is complemented by a south facing side garden, a further front garden, a garage & parking.



- Mains water & drainage
- Oil fired central heating
- Double glazing
- Freehold
- Conservation area
- Council tax band C
- EPC rating band D





The Ground Floor

The property is entered via a part glazed hardwood door to the front with slate effect ceramic tiled flooring underfoot. Stairs rise to the first floor on the left hand side and a large under-stairs cupboard provides useful storage. The two piece cloakroom is situated on the opposing side of the hallway.

The Reception Rooms

To the right of the entrance hall, the generous family room has a window enjoying views to the front of the property and provides a versatile space with a multitude of uses. A personal door leads into the adjoining single garage.

Returning to the entrance hall, steps lead to the lower part of the ground floor where a second built-in cupboard provides additional storage and has previously been used as a utility cupboard with plumbing for a washing machine situated just the other side of the far end wall. A half glazed door leads to the gravel pathway at the rear of the home providing access into the garden.



The sitting room is situated at the far end of the property and is dual aspect with a window to the front and two to the side. A feature open fireplace creates a focal point in the centre of the room with a stone surround, a stone hearth and a stone mantle, all with exposed brickwork in a chimney breast (the stove is not included).



The Kitchen/Dining Room with Utility Area

The generous eat-in family kitchen offers a wealth of floor and wall mounted storage cupboards and working surfaces whilst still affording ample space for a dining table. A one and a half bowl ceramic sink and drainer unit has a stainless steel swan neck mixer tap over and is positioned beneath one of three windows overlooking the front garden.

Integrated appliances include a dishwasher, a fridge and a freezer and the electric oven is also built-in along with a four ring ceramic hob and an extractor hood over.

A double width utility cupboard is tucked in the far corner and, behind double opening doors, offers a work surface over plumbing for a washing machine and space for a tumble drier. The cupboard also houses the wall mounted gas fired boiler serving the radiator central heating system and the domestic hot water.



How far to...?



The Crown Inn Village Pub
c 0.2 miles



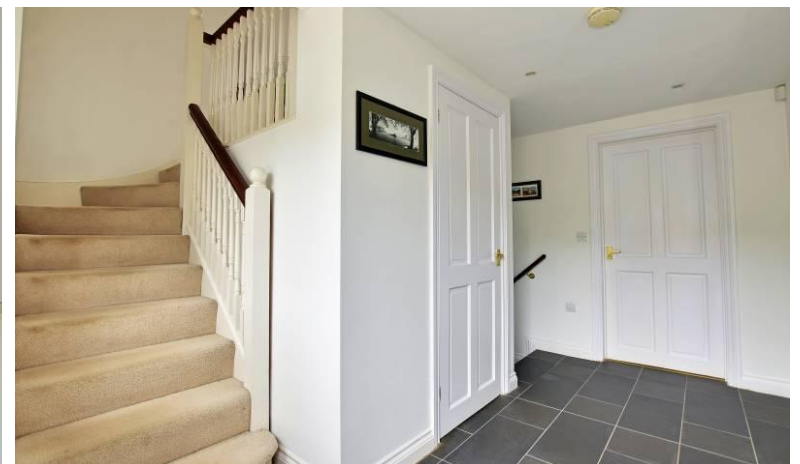
St. Loys CE Primary School
c 0.9 miles



Towcester Town Centre
c 8 miles



Banbury Train Station
c 10.5 miles





The First Floor

Accessed via stairs from the entrance hall, the first floor landing runs the length of the property in three parts, each providing versatile areas for snugs, reading nooks and study spaces.

The landing also has two large built-in cupboards with integral shelving providing useful storage, one of which houses the hot water tank.

The Master Suite

Situated at the far end of the home and above the sitting room with the chimney breast from the sitting room below extending through the room, the master bedroom has a vaulted ceiling with recessed ceiling spotlights, two skylights to the front and a window to the side. A generous size, ample space is provided for a large bed and subsidiary furniture.

The four piece en-suite bathroom lies alongside and provides a short length bath, a separate shower cubicle, a wash basin and a W.C., all with ceramic tiled splashbacks and a heated towel rail.



The Remaining First Floor

The second bedroom lies at the opposing end of the home and mirroring the master bedroom, has a vaulted ceiling with recessed spotlights. Skylights look to both the front and rear of the property and ample space is provided for a range of furniture.

The fourth bedroom lies alongside and is a large single whilst the third bedroom is a double in size.

The family bathroom provides a four piece suite and comprises a bath, a separate shower cubicle, a wash basin and a W.C.

The Gardens

The property benefits from gardens to both the front and side. The front garden is laid to lawn with timber trellis neatly secluding the oil tank. A wooden pedestrian gate opens to a paved area leading to the front door and along the front of the barn to the side garden via a timber pedestrian gate. There is also a useful outside tap situated on the front of the property.

Enjoying a south facing position and fully enclosed by timber fencing and brick walling, the side garden is laid to lawn with shrub and flower beds whilst also offering a selection of mature trees. A paved patio seating area lies adjacent to the home with a further paved area situated in the far corner. Access along the rear of the property to the rear door into the hallway is granted by a gravelled pathway.





The Garage & Parking

The property has an integral single garage measuring 17'3" x 8'7" with power and light connected, a personal door into the family room and a metal up and over door to the front. A block paved driveway provides off road parking directly to the front of the garage and barn whilst an additional tarmac parking space is situated adjacent to the front garden.

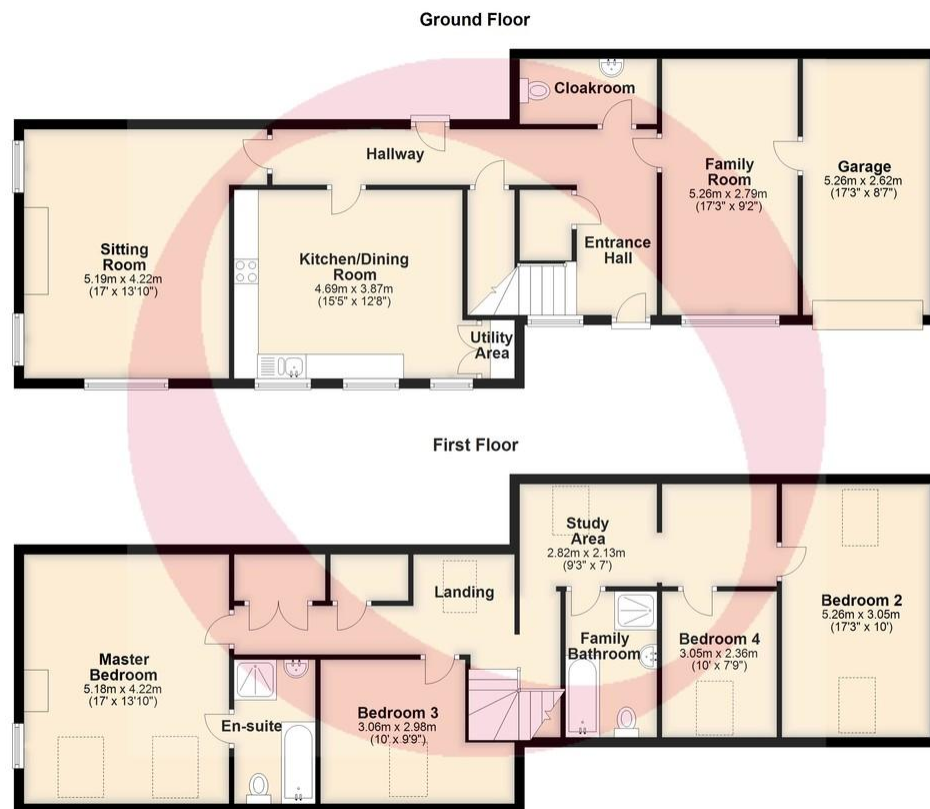
Weston

The picturesque village of Weston is nestled in rolling Northamptonshire countryside and provides a blend of character cottages with modern properties, all centred around the popular 17th century village pub, The Crown Inn, which is both dog & family friendly, serves food and offers accommodation.

Agents Note

No. 29 High Street has planning permission granted to demolish the existing red brick barn (positioned at the far end of the side garden) and erect a one and a half storey dwelling.





Energy Efficiency Rating

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

These particulars, including measurements, floor plans and photographs are for guidance only. Their accuracy is not guaranteed and they do not constitute an offer or a contract, nor is Jackie Oliver & Co authorised to. We have not tested any appliances or services. Any purchaser must satisfy themselves of the correctness of these details by inspection or otherwise. They must ask their solicitor to agree with the vendor which items will be included in the sale and investigate all legal matters relating to the property including any existing easements, wayleaves or rights of way whether specified or not in these particulars. We occasionally refer buyers to conveyancers and to a broker for financial services. It is your decision whether you choose to deal with them. In making that decision you should know that we may receive a referral fee or gratuities from the marketing to approximately £30 per referral.



148 Watling Street East, Towcester, Northamptonshire, NN12 6DB

talk to us... 01327 359903 www.jackie-oliver.co.uk

