



Spectacular Surroundings
Glendon | Kettering | Northamptonshire

EH
EXQUISITE HOME

SPECTACULAR SURROUNDINGS

The county of Northamptonshire is dotted with pretty villages, open green countryside and majestic buildings. It's known as the county of spires and squires because of its unusually high numbers of stately homes and ancient churches. Sitting squarely in the centre of England, Northamptonshire is bisected by both the A14 and M1 and has two rail main lines running through it; the Midland Main Line and the West Coast Main Line.

Two of England's major canals, the Grand Union and the Oxford flow through the county at Braunston. There is a rare flight of 17 locks on the Grand Union in the pretty village of Rothersthorpe, a canal museum in Stoke Bruerne and the third longest navigable canal tunnel in the UK at Blisworth.









Standing on the edge of the popular village of Rothwell is this lovingly converted former hay barn. It is believed to date back at least a hundred years, possibly more. The present owners had already converted four old buildings in Rothwell, including barns next to a seventeenth century priory, so came to the project with a great deal of experience and a number of salvaged beams and architectural features from their previous conversions. They bought it in 1998 and did everything themselves, painstakingly cleaning the old beams and bricks and turning the derelict barn and stables into a beautiful, welcoming home. Attracted by its charming location and huge potential, they saw past the mouldy hay bales which filled its interior and planned out the spacious family home it is today. The house is surrounded by beautiful open countryside, with the village of Rothwell just a five-minute drive away. The village received its charter from King John in 1205 and is now a bustling community with an excellent butchers, cake shop, dentist, large health centre, barber, pharmacy, pubs, cafés and a primary, junior and secondary school.

The sweeping drive leads up to a pair of electric gates and runs up to the house, lined with dogwood, lavender and well-established shrubs. The barn is L-shaped with plenty of parking and surrounded by the paddocks and attractive garden. The front door leads into the entrance hall floored with brick clay pavers salvaged from a previous barn conversion. An original oak beam sits over the door and there is room to hang coats and store shoes. Leading straight off the hall is the large, light-filled living room with its wooden floor, exposed beams and log burner in the huge brick fireplace with exposed chimney breast. This delightful room, overlooked by the galleried landing, is the place where the owners always place their double-height Christmas tree every year. They have many happy memories of Christmas Eve gatherings when they would invite all their children's friends and their parents to the house to watch Santa walk up the paddock. The owners tend to use this room to watch TV and gather with the family, natural light pouring through the double doors into the garden. Leading off to the left is the family room, dominated by a huge central oak ceiling beam, this room too has doors into the garden through which natural light pours.

Open Plan Living

The building was converted with an eye to modern family living, space and light and this can be seen in the clever design of the open plan kitchen, sitting and dining space which has a wonderful natural flow. The dining room is floored with stone flags and there is an exposed area of the original stone adding to the charm of this room. There is plenty of space for sitting here too. Leading off this space is the bespoke kitchen, also with exposed beams, an exposed brick wall and a huge inglenook fireplace in which resides the Racing Green Aga. The owners never turn this off, as it gives the kitchen a wonderful cosy ambience. This is the perfect space for keen cooks and families. With slate worktops and units handmade from knotty oak by a local joiner, this is a true farmhouse kitchen, designed for cooking, chatting and eating. The vaulted ceiling and two skylights giving extra light. Next door is the useful pantry which the owners love and couldn't be without. The utility room houses the washing machine and dryer and gives useful extra storage and the downstairs accommodation continues with a handy shower room. Even here, the past meets the present with the entrance to the shower framed by three very old oak beams dating back to the 1600s. A large garage and workshop with power and light completes the ground floor accommodation. There is a loft area and delightful exposed stone wall and plenty of space. With the correct permission, this could be converted into a family annexe with en suite or further living accommodation to compliment the rest of the barn.



Spacious, Flexible Accommodation

The staircase rises from the huge living room up to the vast galleried landing, almost another room, with its delightful views, natural light pouring through the windows and exposed beams. The owners have taken a great deal of time and trouble to make this first storey a truly charming and peaceful place to sleep and relax. The principal bedroom is spacious and airy, with exposed beams, fitted wardrobes and an en suite wet room with limestone tiles, a heated towel rail and a beautiful counter top basin sitting on the limestone windowsill. At the other end of the landing is the second bedroom, while the family bathroom is next door, also finished with limestone tiles. The third bedroom benefits from a feature wallpapered wall and the upstairs accommodation is completed with a spacious airing cupboard.

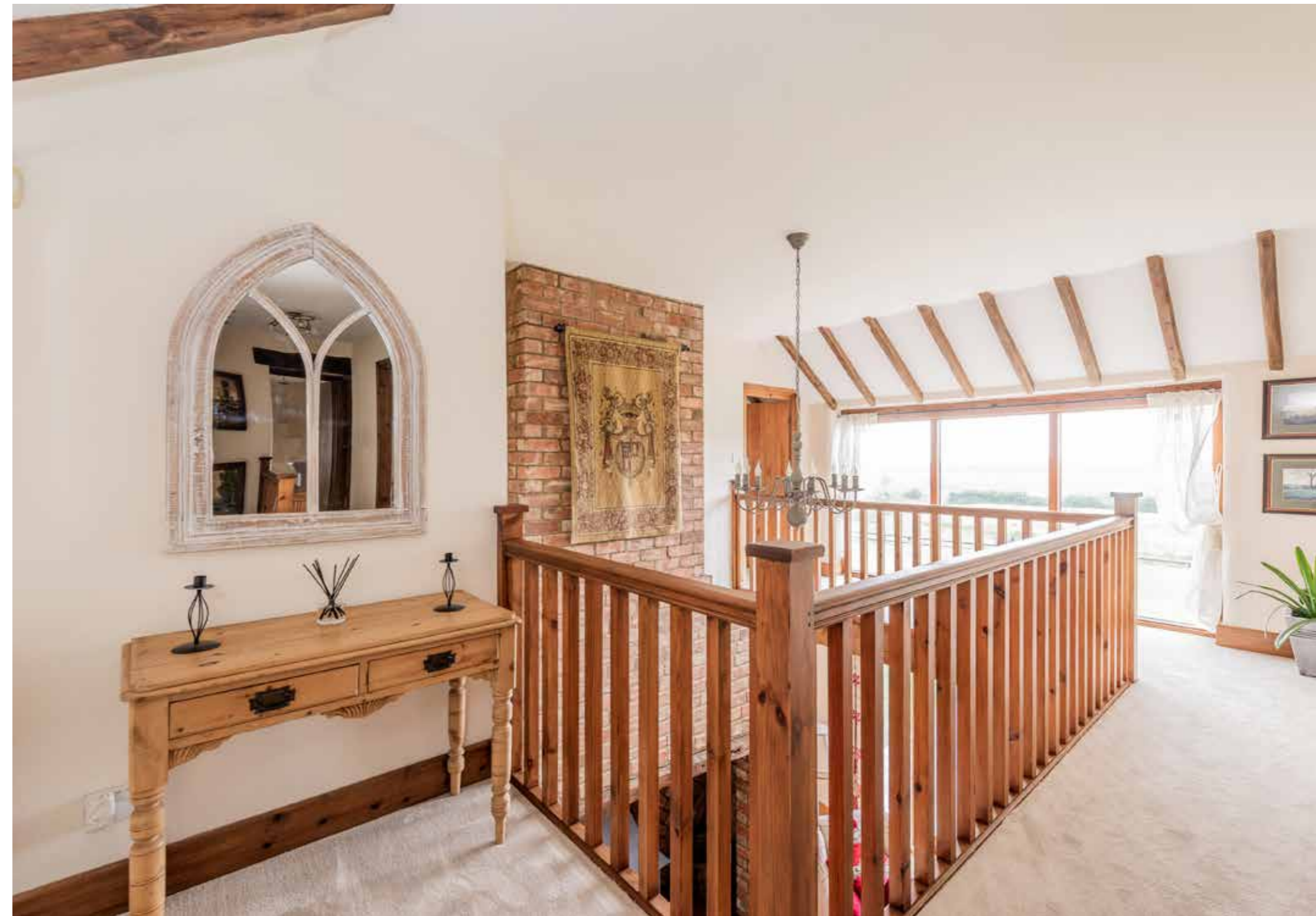
Working Stables and Charming Garden

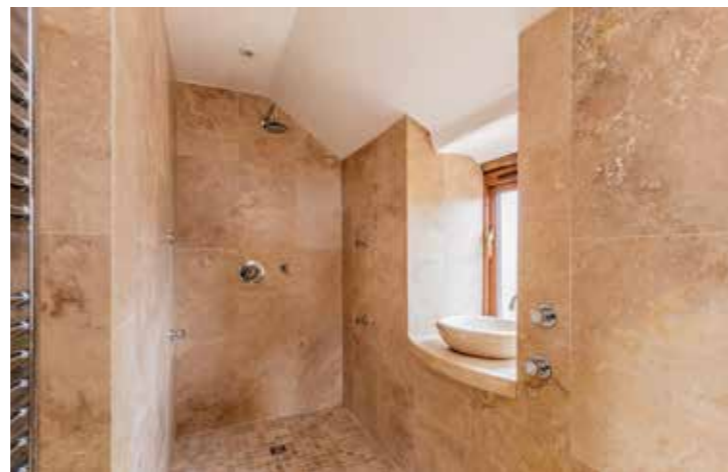
Part of the reason the owners bought this property was because of the potential for keeping horses. They designed and built the outbuildings which now include six stables, a tack room, a hay store, covered store, a manège, a Monarch four horse walker and a horse shower. The manège is floored with sand and rubber and features mirrors which are helpful for checking equine posture. The owner designed the open-fronted stables herself for better airflow and improved respiratory health. The ménage and horse walker can be seen from the house, making this the ideal layout. The pasture provides hay for feed and grazing.

The garden has a stone terrace and seating area at the back, a large lawn and a steeply sloping bank planted up with wild flowers. The soil is excellent and this year alone there have been crops of lettuce, tomatoes, kale, cucumbers, purple sprouting broccoli, potatoes, Brussels sprouts, raspberries and strawberries. The garden is planted up with perennials and has lovely views over the open countryside. The owner is leaving the large hot tub and there are a number of raised beds. Featuring a number of delightful original features, spacious and light-filled accommodation, and in a perfect location, this beautiful home is simply waiting for the next stage in its journey.



“We saw the potential in the barn straight away. It’s a wonderful family home.”







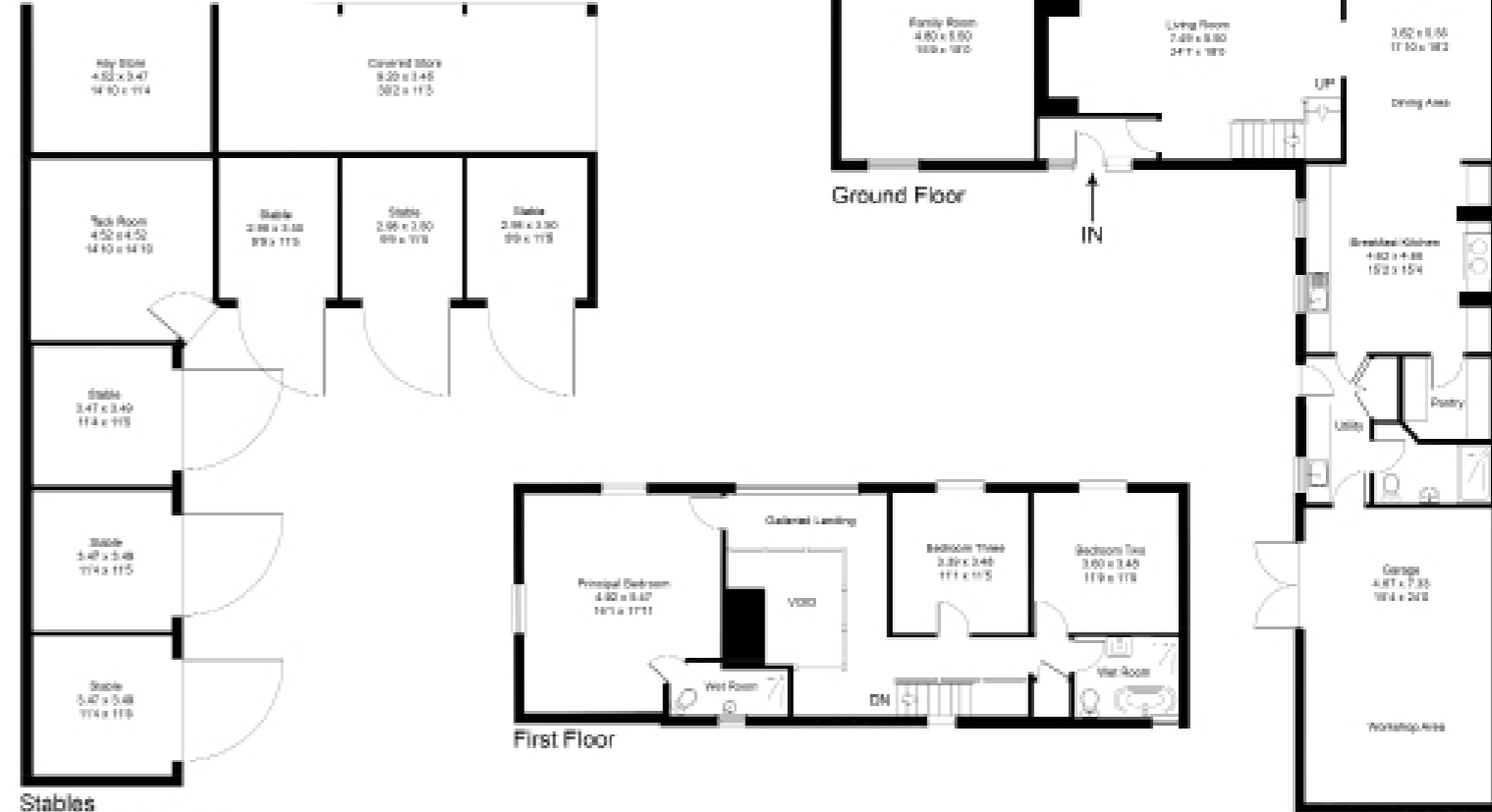




Approximate Gross Internal Area = 213 m² / 2293 ft²
 Garage = 34 m² / 366 ft²
 Stables = 139 m² / 1496 ft²
 Total = 386 m² / 4155 ft²
 For identification purposes only - Not to scale



Score	Energy Rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
2-34	G		



Stables
 Not shown in actual orientation -
 the stable block is South East facing

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
 Exquisite Homes © 2021

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

EH
EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

www.exquisitehome.co.uk