



BARLOWS HOUSE, 1 BRINDLEY QUAYS

Braunston Marina, NN11



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ESTATE AGENTS



Barlows House

1 Brindley Quays,
Braunston Marina, NN11

Features

- Stunning location with panoramic marina views
- Three double bedrooms
- Integral garage
- Off-road parking
- Mews style property
- Available with no onward chain
- Sought after village location
- Master bedroom with en-suite and stunning views
- Large reception rooms
- Juliet balconies with far reaching views

Description

1 Brindley Quays is a stunning three storey, waterfront home with picture perfect, panoramic views over Braunston Marina, the Iron Bridge, village Church and countryside beyond. The property occupies an enviable, sought after location and benefits from a large integral garage, off road parking, three double bedrooms and stunning open plan accommodation to the principal first floor areas. The design of Brindley Quays embraces Victorian dockyard architecture with steeply pitched roofs, decorative brickwork to the gable elevations, and projecting double-height oriel windows with mock gallows bracket hoists to the apex.



The setting at Braunston Marina is quite spectacular with views across the waterside to the historic twin cast iron bridge, Braunston's All Saint's Church, and open countryside beyond.

The Property

Entrance Porch

The front elevation of the property has a recessed porch area with tiled floor and a useful storage cupboard fitted with stained slatted timber door. An external water tap is provided within the storage cupboard.

Entrance Hall

The entrance hall is accessed via a part glazed stained timber door and is a good-sized space with ample room for a sideboard, cloaks, and shoes.

A flight of stairs with painted turned balustrades and stained timber handrails leads to the first-floor accommodation and the treads, risers and half-landing are fitted with cut pile carpet which flows through the ground floor accommodation and into bedroom three. White four panelled doors lead to the bedroom, shower room and utility area, and a further four panelled door provides pedestrian access to the garage.

Bedroom Three

Bedroom three is a double bedroom currently used as a twin with a two-unit window overlooking the Marina.

Shower Room

The ground floor shower room is fitted with a close-coupled WC, clam-shell wash hand basin with pedestal, and corner shower cubicle with sliding glazed screen. Walls are partly fitted with full height ceramic tiling and floors are finished with timber laminate boards. There is a useful understairs cupboard and mechanical extract ventilation has been installed.

Utility room

The ground floor utility area is fitted with base and wall units and a stainless-steel sink and drainer. There is space for a washing machine and tumble drier and floors are finished with timber laminate boards. A part glazed door and top-hung sidelight provide access to the small courtyard garden overlooking the Marina.

First Floor Landing

The galleried first floor landing has painted turned balustrades and stained timber handrails. Floors are finished with cut pile carpet, as are the quarter-winder stairs which lead to the second-floor accommodation. A four panelled door leads to the principal first floor reception rooms.

Sitting room/Dining room

The sitting room/dining room is a stunning triple aspect space with six large Juliet balconies providing panoramic views of the historic Braunston Marina, including the Iron Bridge, Church, windmill and original narrowboat workshops. Floors are finished with cut pile carpet and ceilings have perimeter ovolo covings. Natural lighting to this area is spectacular and every window provides a picture perfect, postcard view.

The sitting room area has been arranged to the rear of the second-floor accommodation and has a classically styled fireplace surround with polished quartz hearth and electric stove fire.

The dining area is located to the front left hand side of second floor accommodation and has space for a good sized table and chairs.





Kitchen/Dining Area

The open plan kitchen is accessed via the dining area and is fitted with a good range of cottage style base and wall units with a De Dietrich four-burner induction hob and a two-door electric oven below. There is an extractor hood above with light fitting. Natural lighting is provided by a two-unit window overlooking the narrowboat workshops and front aspect. There is a stainless-steel sink and drainer beneath this window. Space has been provided for a tall fridge freezer and there is also space for a dishwasher. Floors to the kitchen area comprise vinyl tiles.

Second floor landing

To the second floor is another galleried landing with painted turned balustrades and stained timber handrails. Natural lighting is provided by a Velux roof light and floors are finished with cut pile carpet. White four panelled doors lead to the second-floor bedrooms and family bathroom. Mains back up smoke detection is installed and there are two good sized cupboards, one housing the hot water tank and fitted with slatted pine shelves for laundry and another with two high level shelves and good storage space for household appliances.

Master Bedroom

The master bedroom is a generous-sized double bedroom with a beautiful arched window opening with Juliet balcony overlooking Braunston Marina and with far reaching countryside views beyond. Floors are finished with plush cut pile carpet and there is a large built-in wardrobe with dresser. Ceilings are part vaulted and a four panelled door leads to the master bedroom en-suite.

Master Bedroom En-Suite

The en-suite is fitted with a unique chamfered enamel bath with wall mounted chrome mixer taps, WC with concealed cistern and clam shell wash hand basin with chrome mixer taps set within a vanity unit. Walls have been partly tiled to half height with white metro tiles and floors are finished with pine laminate boards. Natural lighting is provided by a two-unit window to the side elevation and heating is by way of a chrome ladder towel rail. Mechanical extract ventilation has been installed.

Bedroom Two

Bedroom two is another good-sized double bedroom located to the front of the property and again has a stunning arched window opening to the front elevation with Juliet balcony overlooking the original narrowboat workshops. Floors are again finished with plush cut pile carpet and there is a built-in wardrobe with dresser.

Family Bathroom

The family bathroom situated on the second floor provides a bath with shower over, wash hand basin and WC and ventilation and natural lights from an obscured glazed window to the side elevation.



Outside Areas

Front Aspect

The small front garden is mainly finished with block paviours providing off road parking for several vehicles and access to the integral garage. A lawned area extends along the side elevation and has a timber post and chain boundary and established cherry tree to the front left hand side corner. Established shrubs and plants line the side elevation.

Rear Garden

The property has a rear patio area bounded by timber post and chain link fence which provides a perfect area for alfresco dining whilst overlooking the Braunston Marina.

Garage

The large integral garage is fitted with a remotely operated up and over vehicular door and power and lighting are installed. The garage is oversized and has ample room for a car plus additional space for a workshop area. The electric boilers are fitted to the left-hand side front wall.

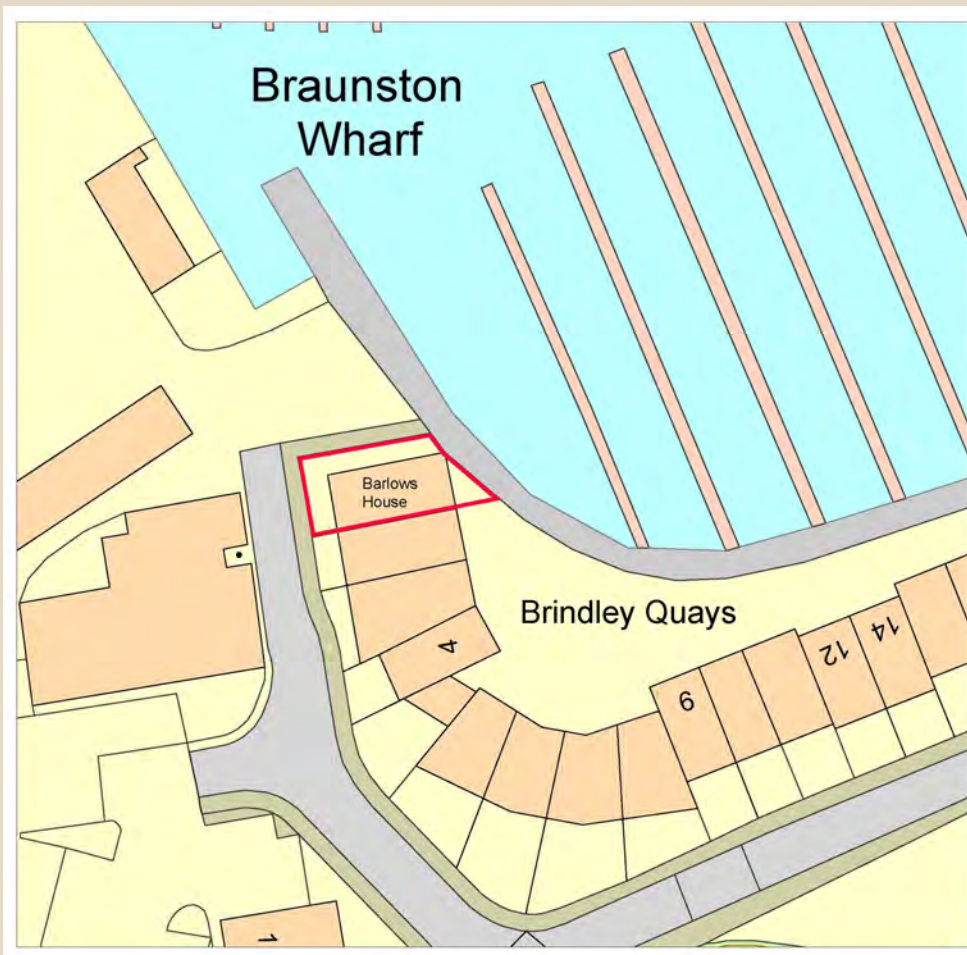


Location

The setting at Braunston Marina is quite spectacular with views across the waterside to the village Church and countryside beyond. Situated at the crossroads of the Grand Union and Oxford canals and located on the A45 there is also easy access to the nearby market towns of Daventry and Rugby whilst the village of Braunston itself also offers a good array of facilities. In the heart of Braunston you will find a general store and post office, hairdressers, fish and chip shop, butchers, café and school. Three local public houses also offer a good array of fine food and fayre.

Braunston is a charming village on the western edge of Northamptonshire close to the Warwickshire border and is located on a high ridge which affords wonderful views of the surrounding countryside. The impressive spire of All Saints' Church in Braunston can be seen from miles around and is a beacon to travellers from both road and the Grand Union and Oxford canals.

The village once relied on trade from the canals which carried goods between London and the Midlands. Today the Marina is a thriving centre for boating enthusiasts and plays host to an annual narrowboat rally. The elegant Horsley Iron Works twin cast iron bridge with low elliptical arches straddles the triangular junction of the Grand Union and Oxford canals and is testimony to the ability to merge functional structures with beautiful design.



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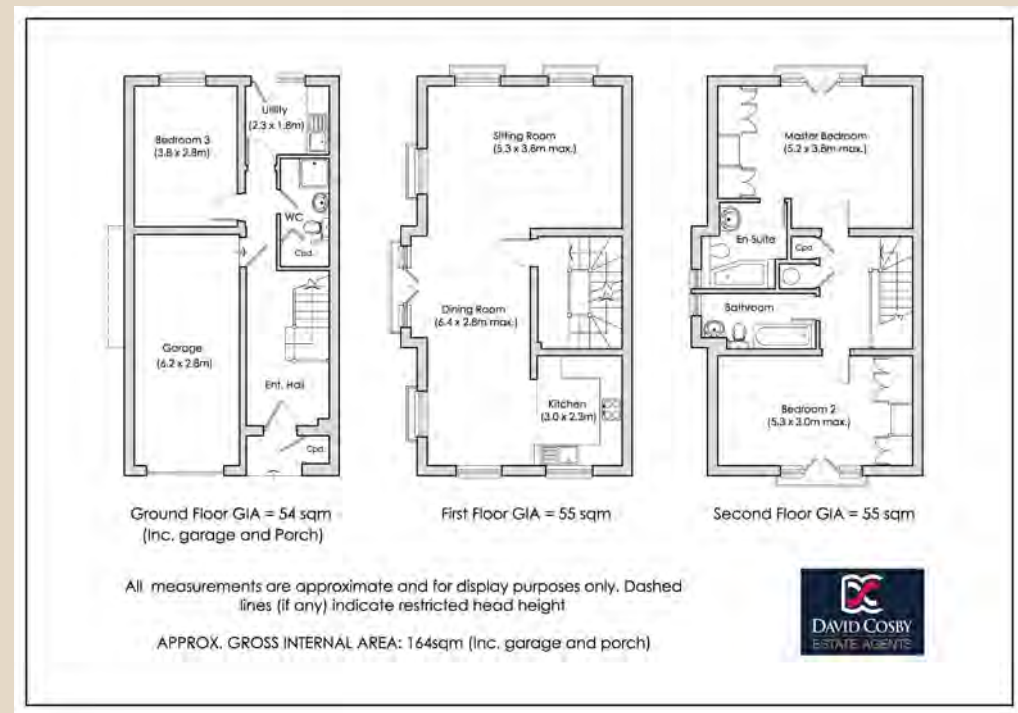
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Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, and Electricity

Council Tax: Band F **EPC:** Rating D

Agent Note

There is a Management Company which looks after the open spaces at the Marina and a service charge is payable by the householders towards the upkeep of the grassed areas.

Important Notice

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