

THE BARN

— UPPER BENEFIELD —

Nestled in the picturesque conservation area of Upper Benefield, poised between Oundle and Corby, enjoy the restorative pleasures of rurality, at The Barn, a characterful, Grade II listed home dating back to the 1800s.

Pull up on the driveway where parking is available on the gravelled courtyard, before making your way indoors.



LET THERE BE LIGHT

The wide front door opens into the capacious kitchen diner, where the high, vaulted, beam laden ceiling and limestone tiled flooring is evocative of the building's farming origins, whilst feature lighting showers illumination down. Underfloor heating ensures warmth underfoot throughout the home.

Harmonising with the heritage, warmly toned wooden worktops feature in the Shaker-style kitchen, where a double Belfast sink accompanies an electric Rangemaster with gas hob and dishwasher. With space for an American-style fridge freezer, this dining kitchen also features a sociable breakfast peninsula, illuminated by a trio of pendant lights.

CHARACTER AND DETAIL

Sneak a peek at the large laundry boot room, with handsome curved arch and original brick detailing, a cosy and practical place, with plumbing for washer and dryer. A handy everyday entrance, this room also has a sink, integrated freezer and access to the downstairs cloakroom.

Flow into the open-plan sitting room with vaulted ceiling, where engineered oak flooring extends underfoot. A wood-burning stove provides warmth and welcome in winter, whilst in summertime, French doors offer instant access out to the garden.



REST, REFRESH AND REVIVE

From the sitting room, an oak door opens to the bedroom wing, where on the left, the first of the bedrooms can be found. With an exposed beam in the vaulted ceiling, this spacious and light bedroom is currently used as a study and features French doors opening to the garden.





Refresh your senses in the bathroom, elegantly tiled underfoot and dressed in refreshing shades of blue. A spacious room, with freestanding bathtub and separate double shower, ample storage awaits in the vanity unit wash basin drawers.

Along the hallway, light streams in through a series of windows, as you make your way along, peeping into two further double bedrooms on the left, before arriving at the principal suite, sequestered away at the end of the hallway.



SWEET DREAMS

Dressed in powder puff pink and blue, this bountiful bedroom with its airy, vaulted ceiling, offers the ultimate in relaxation. Peaceful and private, with plenty of space for a king size bed, French doors allow you to step outside and feel the sun first thing in the morning.

The principal suite also features a handy dressing-room and chic en suite, with shower, vanity unit wash basin and lavatory.



HOW DOES YOUR GARDEN GROW

Outside, the low maintenance kitchen garden to the front features an array of raised sleeper beds, ideal for growing your own veg or cut flowers for the home.

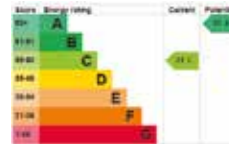
Securely gated and enclosed by stone walls, a path leads around to the rear garden, where terraces provide plenty of space in which to relax and entertain, served by an outdoor kitchen, whilst the neatly mown flat lawn is perfect for children's games.



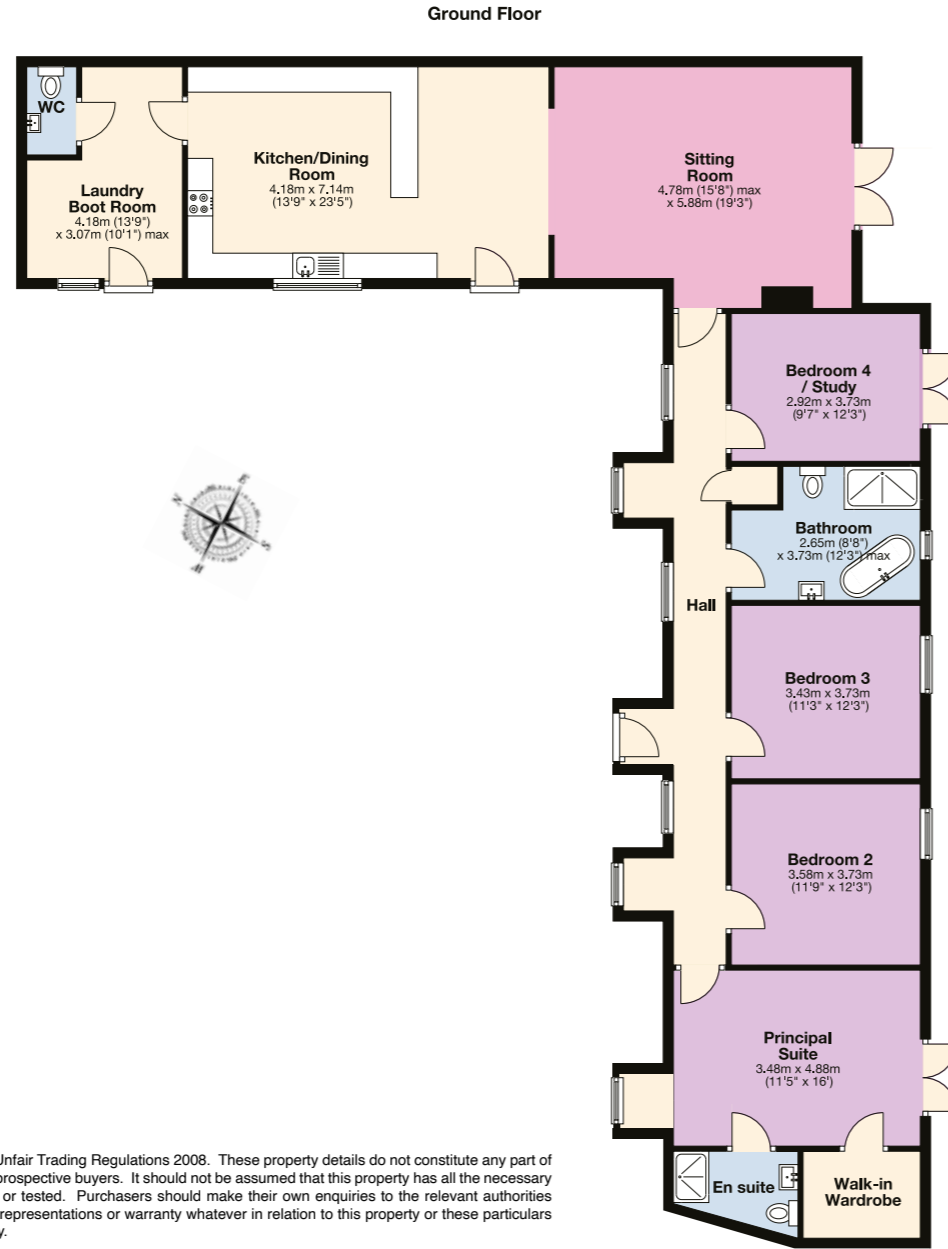
THE FINER DETAILS

Freehold
 Semi-detached
 Barn buildings date back to 1800s
 Converted in 2018
 Structural warranty until December 2028
 Grade II listed
 Conservation area
 Plot approx. 0.14 acre
 Air source heat pump
 Underfloor heating throughout
 Mains electricity, water and sewage
 North Northamptonshire Council, tax band G
 EPC rating C

Total area: approx. 160.8 sq. metres (1730.8 sq. feet)



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ON YOUR DOORSTEP

A farmland village, Upper Benefield is wrapped up in rurality, offering its residents a sense of escape from the hustle and bustle of the wider world.

The local cricket club also serves as a social hub and pub, with walks in abundance on the doorstep, out along the many tracks, trails, footpaths and bridleways.

Rural, but not remote, The Barn is poised between the nearby towns of Oundle and Corby, both reached within ten minutes.

Browse the independent shops, dine out in the local restaurants and cafes and enjoy your pick of the local primary, state and independent schools, including Oundle, Uppingham and Stamford Schools.

Commuters are well placed off the A427 for access into nearby towns and cities like Peterborough, with rail connections to London from nearby Corby.

LOCAL INFORMATION

- Oundle 4.3 miles (8 minutes)
- Corby 6 miles (11 minutes)
- Uppingham 13 miles (24 minutes)
- Stamford 14 miles (23 minutes)
- Peterborough 18 miles (29 minutes)



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