

The Old Barn, Vicarage Lane, Denton, Northamptonshire NN7 1DT



Jackson-Stops
& Staff



People **Property** Places

A detached brick built property with stunning views over Castle Ashby Estate land

The Property

The Old Barn dates back to 1986 and is constructed of brick under a pantiled style roof and was constructed by a local builder. The current owners have improved the property over the years and have replaced the majority of the windows and constructed a large conservatory with outstanding views over the rear garden and countryside beyond. In addition to the four bedrooms, shower room and bathroom in the main house, there is a separate staircase leading from the rear hall to a good-sized bedroom with Velux skylight windows and under eaves cupboards. Outside is a good-sized south and east facing garden in addition to a kitchen garden area, which is rented from the Castle Ashby Estate at a figure of £50 per annum.

Features

- Entrance hall with Kährs engineered wood flooring and understair cupboard
- Sitting room with stone fireplace, timber plinth to side and engineered beech stripped flooring
- Dining room with bi-fold doors to conservatory and engineered beech stripped flooring
- Conservatory with electric underfloor heating
- Kitchen with range of base and wall cupboards, gas hob and extractor fan over, Neff double oven and space for a dishwasher and fridge
- Utility room with Vaillant gas fired boiler and glazed door to side

- Study with aspect to front
- Landing with airing cupboard and two additional fitted cupboards
- Master bedroom with walk-in wardrobe and en suite shower room
- Three further bedrooms, each with fitted wardrobes
- House bathroom with wash basin, WC, bidet, bath with electric shower over and a Velux window
- A separate staircase from the rear hall leads to a guest bedroom with numerous fitted cupboards and under eaves storage
- Garden mainly laid to lawn with stunning views

About 0.10 of a hectare (0.25 of an acre)

Outside

The property is set back from the road and is approached via a shared driveway leading to a block paved parking area, which gives access to the double garage and front door. A path and driveway to the side lead to the private rear garden which is divided into two areas. There is an enclosed lower area with brick wall boundaries, an area laid to lawn with established borders, apple tree and steps leading up to a larger upper area which is L-shaped and is also mainly laid to lawn with established, well stocked borders and fruit trees. There are outstanding rural views over the Castle Ashby Estate.

Location

Denton is a popular village lying on the Castle Ashby Estate about six miles to the south of Northampton and about 16 miles to the north west of Bedford. The village has a primary school, church, doctors' surgery and a public house. Denton is well placed for access to Northampton, Wellingborough, Bedford and Milton Keynes.



- Northampton 6 miles
- M1 (Junction 15) 9 miles
- Bedford 16 miles
- Wellingborough 9 miles

(Distances/time approximate)

Directions (NN7 1DT)

From Northampton take the A428 south east towards Bedford and continue through Brafield on the Green to Denton. Drive to the end of the village and take the left hand turn into Bedford Road, then take the first right hand turn into Vicarage Lane. The Old Barn can be found on the right immediately after the village primary school.

Property Information

Services: All mains services are connected

Local Authority: South Northamptonshire Council
Tel: 01327 322 322

Council Tax Band: 'G'

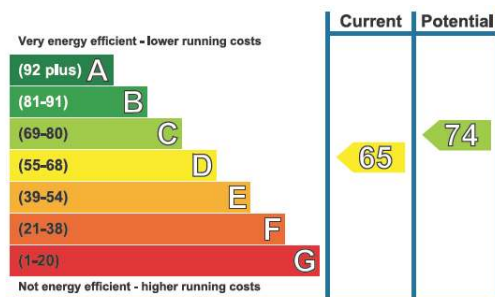
Tenure: Freehold

Agent's Note: The kitchen garden to the north of The Old Barn is owned by the Castle Ashby Estate with a peppercorn rent.

Viewing: Only by appointment with Jackson-Stops & Staff – Tel: 01604 632 991

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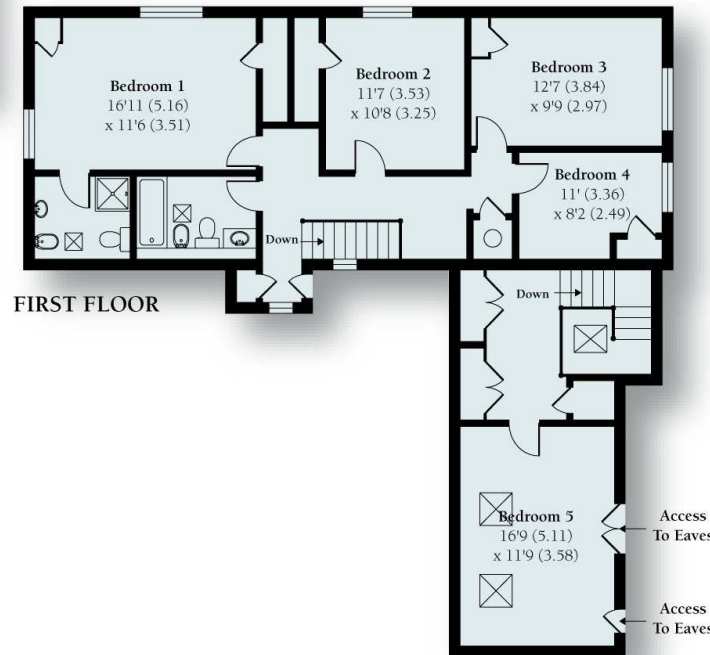
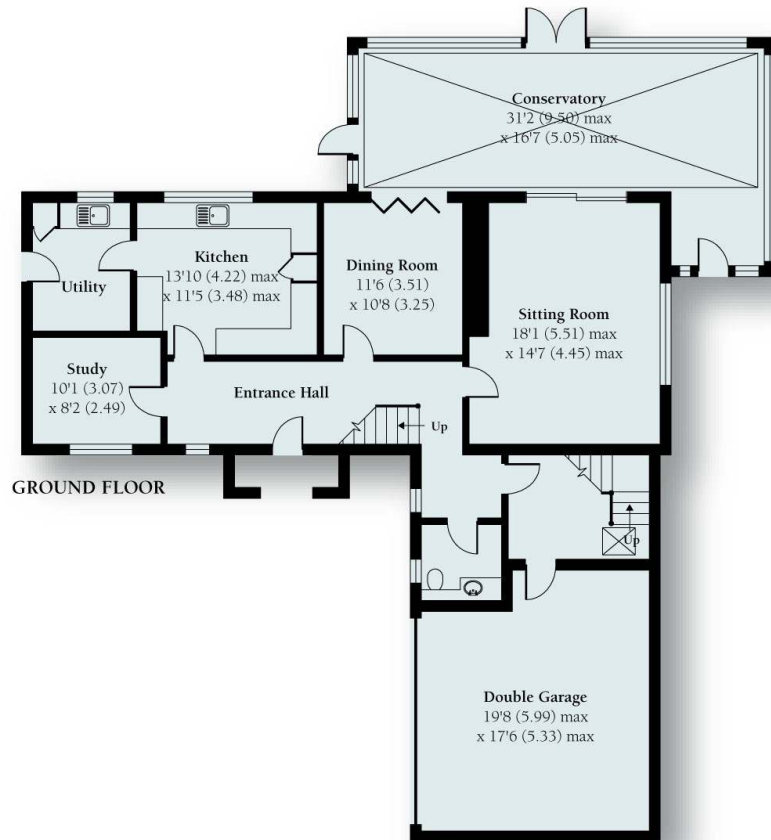
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APPROX. GROSS INTERNAL FLOOR AREA 2756 SQ FT 256 SQ METRES (EXCLUDES GARAGE)



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