



Applebarn Close
Collingtree | Northampton

FINE & COUNTRY

APPLEBARN CLOSE

Number 2 Applebarn Close is a very large and attractive family home that boasts an enviable location, a small private road in the heart of the sought after old, English village of Collingtree.







This substantial 7 bed detached house stands on a private plot of just less than 1 acre in the heart of the attractive village of Collingtree.





The house is built over three floors with four reception rooms, a master bedroom with dressing room and en-suite, a family bathroom and downstairs cloakroom. The lounge has double aspect windows and a large Inglenook fireplace. A long terrace which runs the width of the house is accessible from the kitchen breakfast room, lounge and games room. This in turn leads on to a generous lawned garden.

This property also benefits from 3 garages and good motorway links.

Collingtree Park Golf course, a European Tour venue designed by Johnny Miller is located near by. There is also a Health Club with pool, spa and sauna facilities in Collingtree Park.

The 600 year old thatched pub located on the high street, called The Wooden Walls of Old England played its part in the English Civil War. A troop of Roundhead soldiers on their way to the Battle of Naseby billeted there in 1645, they left without paying the bill of four shillings, six pennies and three farthings.







Seller Insight

“There were a number of factors that attracted us to this house when we happened upon it twenty-five years ago,” says Malcolm, “the first of which was the location. It’s situated right in the heart of this lovely little village with one pub, a church, and a Championship golf course – which lies to the back of the property – and the excellent road and rail links mean that it’s easy to get just about anywhere, especially to London where I worked. Secondly, it was the sheer size of the house and the fact that it enjoys just under an acre of lovely grounds.”

“The house was built in the 1980s by a local developer. He had intended to build another three houses on the land, but at that time permission was not granted, so he decided to add another floor to the house as well as a huge games room and office and then live in it himself. Subsequently it’s a wonderfully large family home that occupies this superb, tucked-away location with rear access to common land, a lake and the golf course. It’s been a magnificent house to own and for our children to grow up in.”

“My favourite room in the house is probably the lovely big sitting room,” says Malcolm. “It’s double aspect, so very light and bright, and it has a huge inglenook fireplace which is not only a lovely focal point, but it also creates a cosy atmosphere when it’s cold and miserable outside.”

“Beyond the patio we have a generous lawned area which in turn leads to the paddocks through a 5-bar gate. We have separate vehicular access and there’s more than enough space to build some stables, so it would be ideal for keeping horses. We’ve kept sheep in the past, but these days it’s mainly the dog that enjoys the space.”

“The village really is a lovely place to live,” says Malcolm. “It’s mentioned in the Domesday Book and has a fabulous 14th century pub that serves excellent beer and food, and which is the real hub of the community. We don’t have a shop here, but everything is within easy reach.”

“It’s always been in my mind that I would one day build some houses in the paddocks, but I’ve really enjoyed having so much outside space,” says Malcolm, “however, subject to planning permission being granted, I’d say there’s real development potential.”*



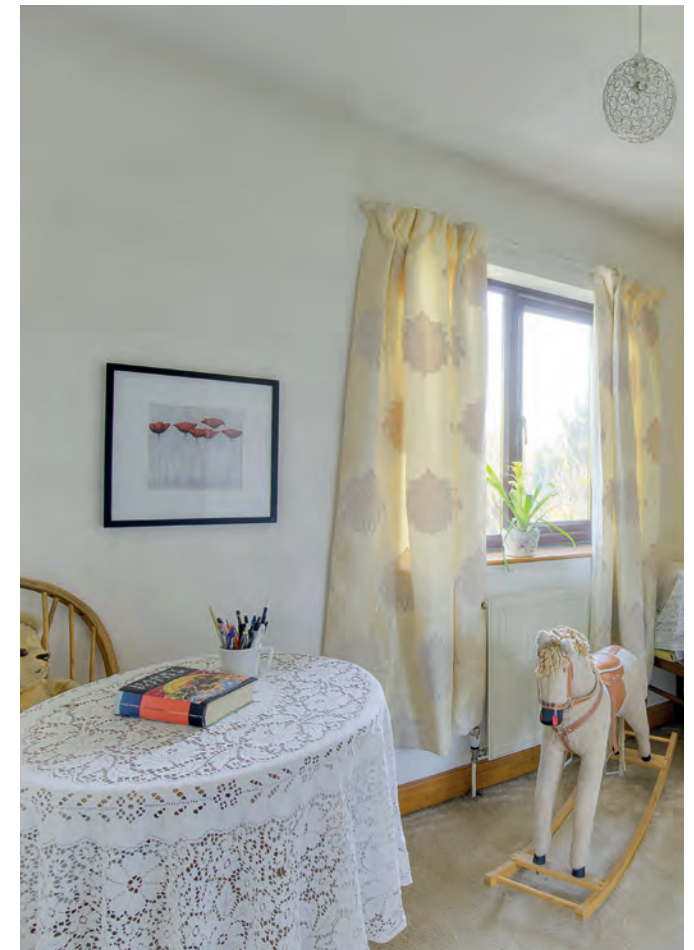


“The kitchen, the sitting room and the games room all open out onto a very large patio terrace that spans the width of the house,” continues Malcolm.



“ The house was fairly new when we bought it, so in excellent condition, but over the years we’ve made a few changes here and there to enhance it further. We laid solid oak flooring in a number of rooms and we also refurbished the kitchen and two of the bathrooms. It’s now really beautiful throughout.”





“ This really has been the most wonderful family home,” says Malcolm. “I’ll miss the space, both inside and out, the sense of peace and tranquility and the fabulous location. All in all it’s a property that ticks a lot of boxes.”











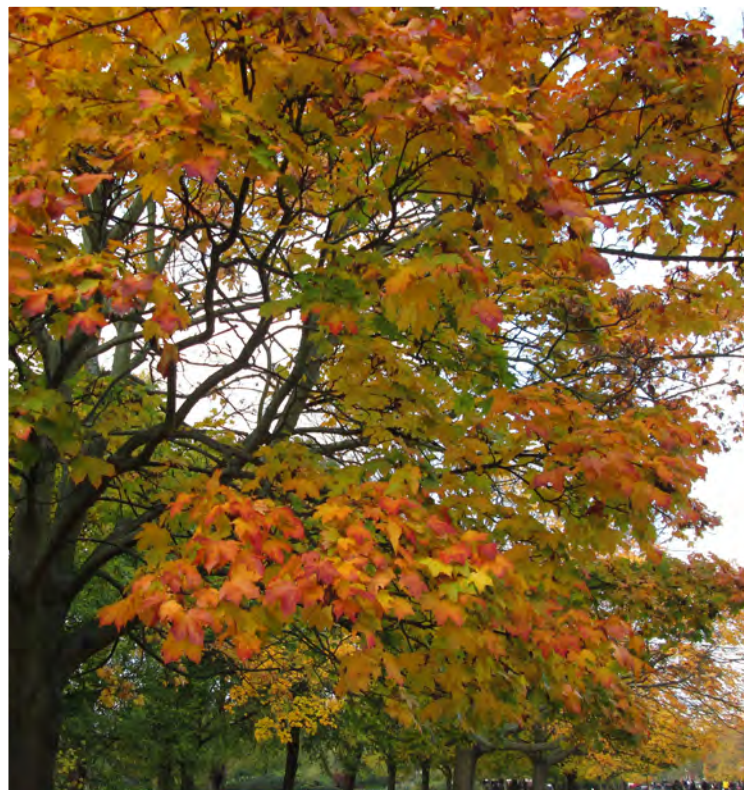
NORTHAMPTON

Lying on the banks of the river Nene, Northampton is one of the largest towns in the UK and the county town of Northamptonshire. The town is ideally located, approximately 67 miles north-west of London and 50 miles south-east of Birmingham.

The earliest reference to Northampton in writing occurred in 914 under the name Ham tune, literally meaning "home town". The prefix "North" was added later to distinguish it from other towns called Hampton, most prominently Southampton. Present-day Northampton is the latest in a series of settlements that began in the Bronze Age..

The town boasts one of Britain's largest and most historic market squares, which still hosts regular craft and farmers markets. The Northampton Leisure Trust has four leisure centres across Northampton: Danes Camp, Lings Forum, Mounts Baths and Duston Sports Centre. There are also the action centres Benham Sports Arena and King's Park Tennis Centre as well as the Delapre Public Golf Course. The Royal and Derngate Theater is one of the main arts and entertainment centers in the town, along with the smaller Northampton Playhouse and the Cripps Theater. There are also two cinemas and an arts house which plays non-mainstream productions.

Popular annual events include Northampton Balloon Festival, Northampton Carnival, the Delapre Beer Festival, the Dragonboat Race, the Umbrella Fair, Diwali celebrations and St Crispins Fair.

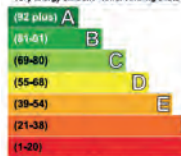




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Energy Efficiency Rating

Very energy efficient - lower running costs

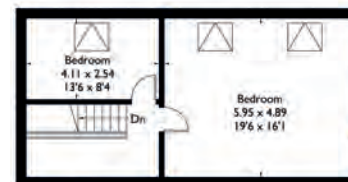
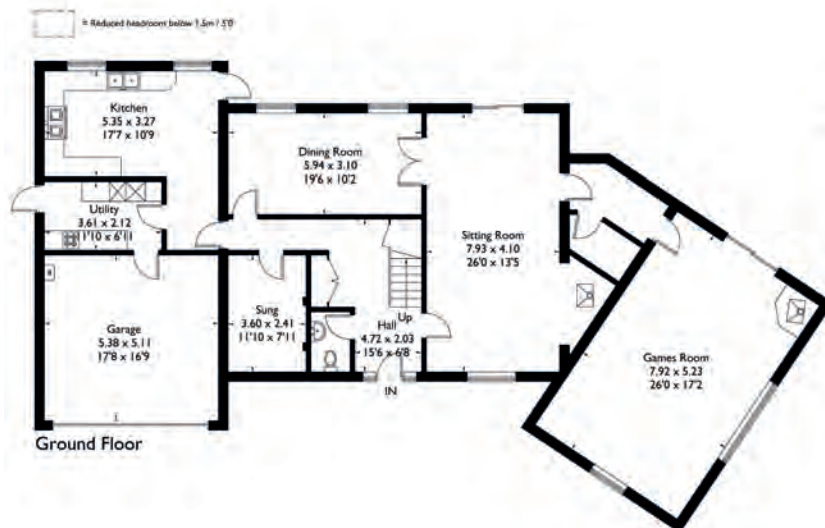
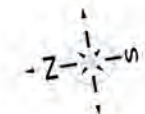


Not energy efficient - higher running costs

Current	Potential
70	75

2 Applebarn Close, Collingtree, Northampton, NN4 0PF

Approximate Gross Internal Area
373.9 sq m / 4025 sq ft (Including Garage)



FLOORPLANZ © 2016 0845 6344080 Ref: 178666

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings 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.

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * 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, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 11.01.2017

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THE FINE & COUNTRY
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