



WELLAND BARN

GRETTON

Are you searching for a detached family home that delivers both character and contemporary style? Welland Barn, nestled in the heart of Gretton village, comes with four bedrooms and an intriguing history. Originally a sewing factory and barn, the property was converted in 2004. With a gorgeous finish, incorporating modern with old, a delightful garden, stunning reception rooms and potential for a self-contained annexe, Welland Barn has something for everyone.



THE GARDEN ENTRANCE

You will find the home tucked away in a private setting. Choose to either park in front of the wrought-iron gates on the driveway or behind the gates, where there is parking for a further car and a shed that could be turned into a carport if desired.

A meandering stone footpath guides you through the utterly charming garden, leading you between flower beds and shrubbery, passing a pretty fish pond towards your entrance. Surveying the pretty, fairytale-like garden with its hidden seating areas, shady trees, and a pergola patio tucked away, you can just imagine the butterflies and dragonflies fluttering to the tune of birdsong in the summer months.

The idyllic scene continues thanks to the wisteria that garlands the front of the home, providing a colourful backdrop to the terrace and the decking that extends along to the original barn.

CONTEMPORARY CHIC

A canopied front door opens into a tiled and spot-lit hallway. With underfloor heating here and throughout the ground floor extension, you are always sure of a warm welcome home.

Locate a handy store cupboard for coats and shoes and a cloakroom to the left, before heading right into a kitchen-diner oozing the wow factor. The dramatic vaulted ceilings and high windows flood the dining area with natural light and hint at the home's past as a sewing factory. Oak flooring and the glass-screened open staircase ascending to the first floor mezzanine completes the effect. French doors open onto the decked area outside, creating a fantastic space for parties.

In the modern kitchen, composite stone worktops crown the stylish breakfast bar and base units, which feature a complementary blue-grey splashback, integrated appliances and built in speakers linking to the integrated sound system.

From the kitchen, enter the well-planned utility where two vented cupboards, utilising the heat from the underfloor heating, makes for an excellent airing cupboard space. With Jack-and-Jill access to both large reception rooms, the utility could act to separate or unite the potential self-contained annexe with the rest of the home.



LUXURIOUS LIVING

A door from the kitchen-diner leads to magnificent oak-floored study offering plenty of room for bookcases and storage. While a fantastic study or library, this bright but homely area can be used for formal dining in the cooler months. The study links into the sitting room, also reached by double doors from the dining room.

The spacious sitting room benefits from the movement of natural light throughout the afternoon, enhanced by glazed doors to the garden. Boasting a wood-burning stove in a stone surround, cute alcoves and a raised oak walkway that connects to the adjacent rooms, this is a wonderfully relaxing place to gather with friends and family.



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AND NOW TO RELAX ...

Ascend the attractive open staircase to the first floor mezzanine, which enjoys integrated shelving, high windows and a soft carpet – what a fabulous reading snug.

Continue to the landing and note the exposed stone wall, sturdy oak beams and LED lighting. All three bedrooms to this floor have beamed high ceilings with the principal bedroom and bedroom four having built in speakers. Find bedroom two – a bright and spacious double – on the left.

Next to this lies the family bathroom; imagine a Sunday morning of bubbly bliss in the beautiful roll-top bath while admiring the exposed stonework or watching the sky through the Velux window. Other highlights include oak floorboards, a freestanding cabinet, heated towel rail and an attractive bowl-shaped basin.

Bedroom four – another great double – awaits further along and features a remote-control blind to the Velux window and a wall shelf concealing the speakers.



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Lastly, you'll discover the inviting principal suite, where a Juliet balcony overlooks the garden. Pause to admire this and the exposed stonework surrounding the integrated shelving. Also note the linen cupboard providing shelves and hanging space, in addition to the handy loft store, accessed by a picturesque doorway to keep your bedroom clutter free. The hotel-quality en suite features gorgeous tiling, a double shower cubicle with a rainfall showerhead, oak shelving, a high-end vanity unit, heated towel rail and loo.



SPACE TO ENTERTAIN

Following the entrance hallway to the left, you will find a further reception room currently used as a boot room, before arriving at another dramatic reception area with high ceilings and windows, oak flooring and painted beams.

With the addition of double doors providing access to the pergola-covered patio, this fabulous entertaining space can be revelled in year-round. Alternatively, this side of the home could be used as a self-contained annexe. A smaller room beside the utility has potential as a wet room.



THE GUEST MEZZANINE

An impressive spiral staircase delivers you to a bright and quiet mezzanine level currently used as a craft area. Continue from here into the guest suite – a brilliant double bedroom with feature plant-themed wallpaper, large blind-fitted skylights, and an en suite containing a corner shower, basin and loo.



FINER DETAILS

- Freehold tenure

Sewing factory and barn converted in 2004

Conservation area

Gated access

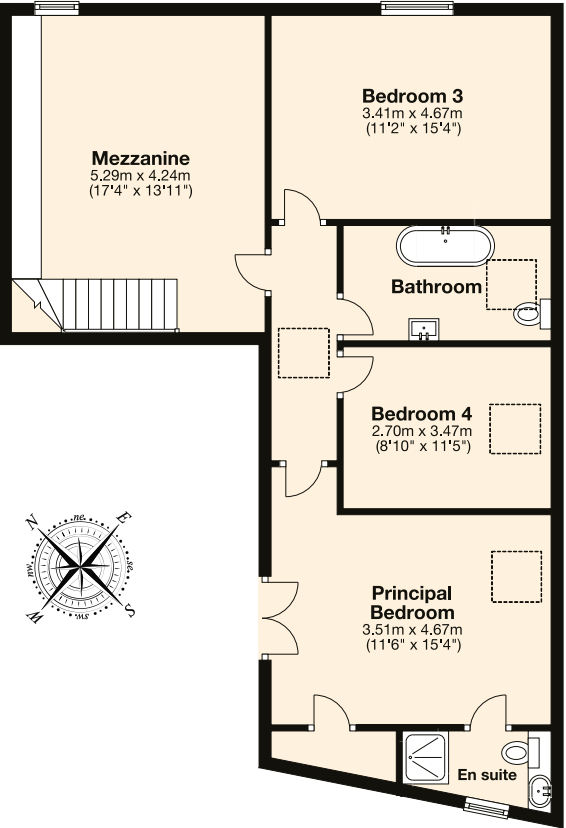
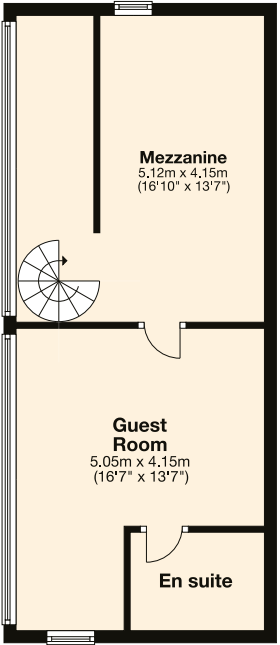
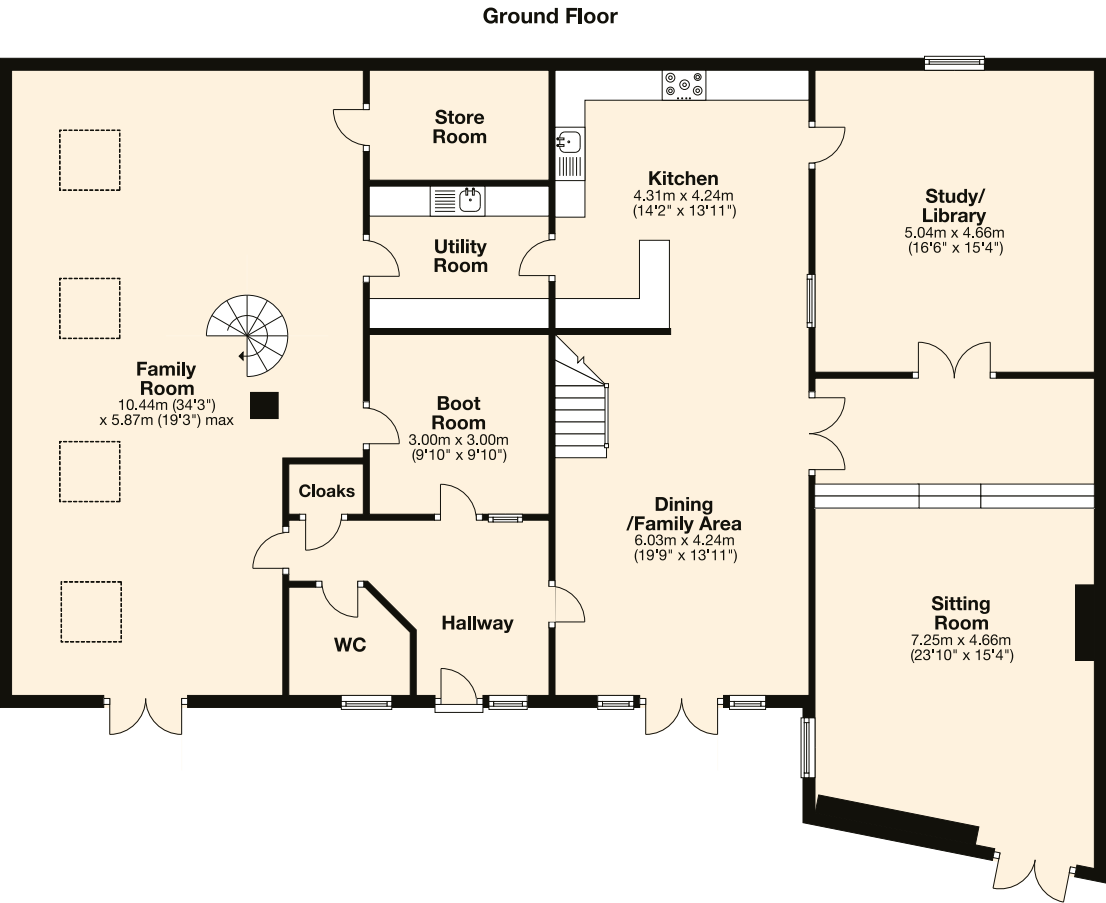
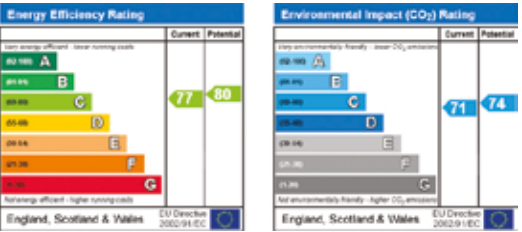
Underfloor heating
- Gas central heating

Integrated sound system

EPC rating C

Corby Borough Council, tax band G

Ground Floor approx. 199.9 sq metres (2152 sq ft)
First Floor approx. 125.7 sq metres (1352 sq ft)
Total approx. 325.6 sq metres (3504.6 sq ft)



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OUT AND ABOUT

Gretton is an historic village in Rockingham Forest, replete with traditional houses, and overlooks the valley of the River Welland and the neighbouring county of Rutland.

The village is noted for having the tallest church tower in Northamptonshire, and the second-oldest running pub in the county, the Hatton Arms. Gretton is one of the few villages to retain its stocks and whipping post, which can be found on the village green. There's also a village hall, sports club, surgery, and coffee shop.

The Ofsted-rated 'Good' Gretton Primary School takes care of the little ones. Brooke Weston Academy CTC, in Corby, has consistently achieved examination results in the top 5 per cent of English state schools.

Close to Gretton, the market town of Uppingham has a range of shops, restaurants and bus services, with other market towns also nearby. Mainline services from Corby station offer connections to London, which promises a straight forward commute.

LOCAL INFORMATION:

- Corby: 4.5 miles (9 minutes)
- Uppingham: 5.5 miles (14 minutes)
- Kettering: 12.3 miles (22 minutes)
- Oakham: 12.2 miles (22 minutes)
- Stamford: 13.7 miles (26 minutes)



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