

GLEBE BARN

Wakerley Road,
Harringworth, Northamptonshire NN17 3AA

A stunning barn conversion, built to an impeccable standard with far-reaching, panoramic views over the Welland Valley, sitting within three and a half acres.

- Stunning Panoramic Views
- Five En-Suite Double Bedrooms
- Formal Sitting Room
- Snug
- Cinema Room
- 38ft Open Plan Living Kitchen
- Contemporary Roof Terrace
- Generous Double Garage
- Large Private Driveway
- Sitting In 3.5 Acres

LOCATION

Harringworth is a well-regarded village in the Welland valley with a church, village hall and public house and surrounded by fabulous countryside. The market town of Uppingham is within 4 miles for local shopping. The village has easy access to Stamford, Oakham, Oundle, Peterborough and Leicester, and London is within easy commute using the mainline train from Corby.

ACCOMMODATION

The property's accommodation in brief comprises a double height entrance hall, an impressive sitting room with exposed stonework and green oak, a double height glazed window with a door out to a terrace and stairs to a first-floor bedroom.

The sitting room drops down to a snug that has a beautiful, herringbone Oak floor. The snug then gives way to a hallway providing access to the main bedroom wing.

There is a master bedroom with a dressing room and a large en-suite and a further two double bedrooms both with ensuite bathrooms.

This wing of the property houses one of the plant rooms that serves the property.

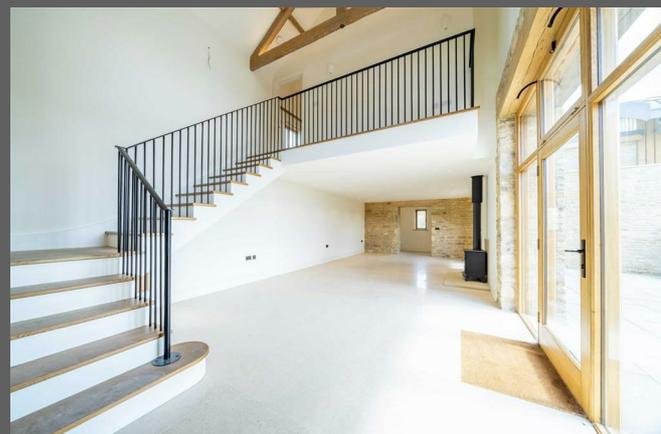
The accommodation continues with a further wing of accommodation on the other side of the courtyard. This comprises a cinema room, another entrance hallway, a double bedroom with en-suite, downstairs WC, an additional plant room and a boot room that gives access to the garaging.

Located over the sitting room is the fifth bedroom, also being a double with an ensuite and the focal point of the property is the stunning kitchen that sits over the south wing of the property providing expansive views over its own land and open countryside beyond toward the Harringworth viaduct.

The enormous open plan living kitchen gives access to a roof top terrace sitting over the garage and also flows out to the rear garden.

An additional courtyard garden can be found within the three walls of the property.

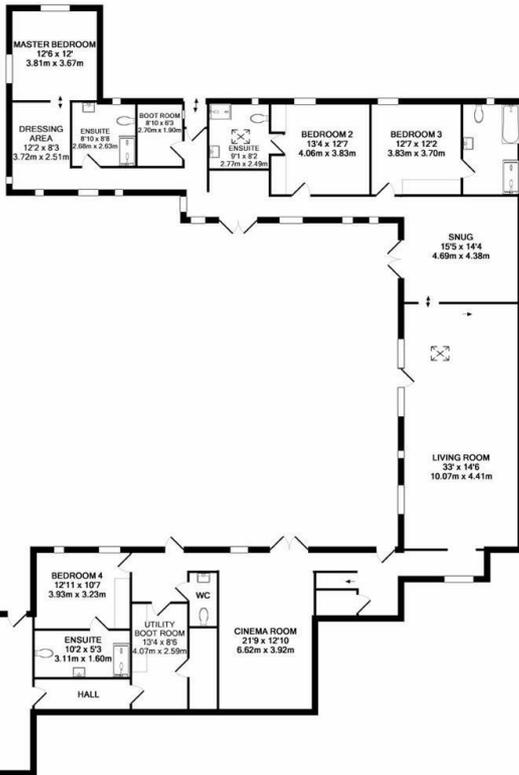
Glebe Barn sits in approximately three and a half acres of land, provides ample off-road parking and garaging and is accessed off the road up a private driveway.



Glebe Barn, Wakerley Road, Harringworth, Northamptonshire, NN17 3AA

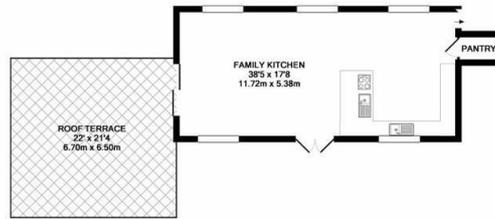
Total Approx Gross Internal Floor Area 4400.00 sq ft

Measurements are approximate. Not to scale. For illustrative purposes only.



LOWER GROUND FLOOR

DIRECTIONAL NOTE



GROUND FLOOR

Made with Metropix (2019)

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



www.jamesellicks.com



Oakham Office
6-8 Market Place
Oakham Rutland LE15 6DT
01572 724437
oakham@jamesellicks.com

Leicester Office
0116 2854 554

Market Harborough Office
01858 410008

London Office
0207 839 0888

