

Lower Farm House, Dodford, Northamptonshire, NN7 4SX

HOWKINS & HARRISON



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Guide Price: £800,000

An outstanding detached stone barn conversion situated in a tranquil edge of village setting and enjoying beautiful rural views over the surrounding countryside and its own grounds, with outbuildings, land and large pond. The conversion has been carried out to exacting standards providing a perfect synergy between features retained from the original barn and modern contemporary living. The interior features a superb light-filled living area, stylish contemporary kitchen breakfast room with integrated appliances and high vaulted ceiling. The ground floor also benefits from the master bedroom with en suite. Upstairs are two further bedrooms together with a further four-piece bathroom suite.

The grounds extend to around 4.57 acres and includes a tree lined private drive, extensive parking and turning and detached barn/triple garage. Planning has recently been granted for a two-storey extension providing an attached garage and first floor office.







Features

- An outstanding Class Q conversion of former farm building
- Set in idyllic rural location including paddock land & large pond
- Period features combined with modern contemporary living
- Spacious light and airy living area
- Quality kitchen breakfast room with integrated appliances
- Porcelanosa Tiling /Ceramics throughout bathrooms
- Electric gate at entrance with intercom
- Log Burner Hetas compliant
- Sonos speakers and wired terminated to living area
- Oak staircase and Oak Doors
- Ground floor master bedroom with en-suite
- Two further double bedrooms and family bathroom
- Barn/triple garage with 2.5 metre height doors
- Planning consent for attached garage & office/reception
- Energy Rating- C



Ground Floor

An oak door leads into the superb kitchen breakfast room. This is fitted in a range of contemporary styled cabinets with granite work surfaces incorporating an underslung stainless steel sink and drainer. There is a comprehensive range of integrated appliances comprising electric oven, microwave, four ring hob under chrome extractor, dish washer and fridge and freezer. The kitchen has high vaulted ceiling with exposed "A" frames and oak flooring which also runs into the remaining ground floor areas. Steps lead into the light and airy principle living area, which has bifold doors to the front and French doors leading to the sun terrace. In one corner is a log burner and stairs with oak and glass balustrades lead to the first floor. This room has ample space for both seating and dining and also includes an exposed beam. There is a cloakroom with W.C and wash basin. The spacious ground floor master bedroom features a superb contemporary en suite with double shower, W.C and wall mounted washbasin with fitted drawers.











First Floor

A spacious landing provides access to all first floor rooms. There are two double bedrooms each with fitted wardrobes and Velux windows to the front aspect. The contemporary styled family bathroom has W.C, wall mounted wash basin with fitted drawers, luxurious bath with side taps and corner shower.









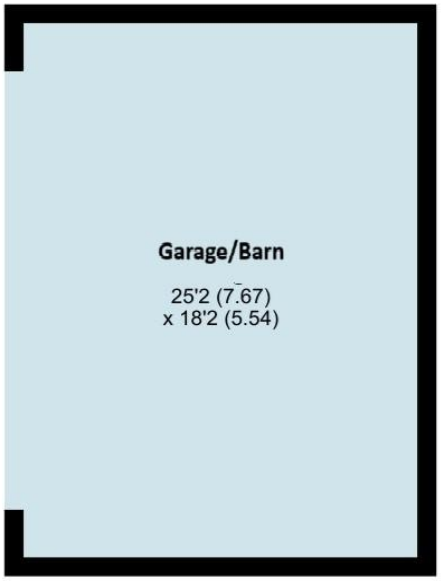


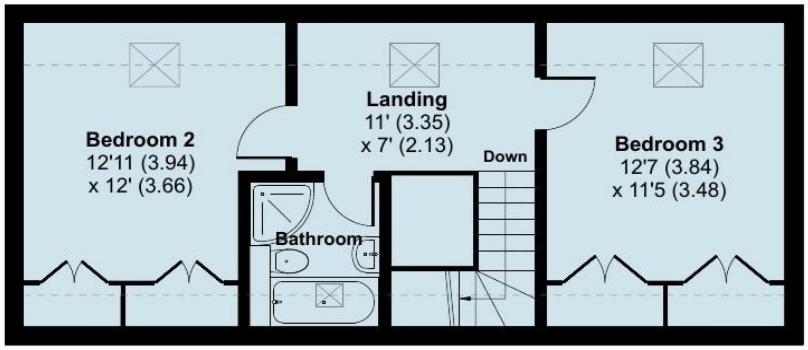
Lower Farm House, Dodford, Northampton, NN7

For identification only - Not to scale

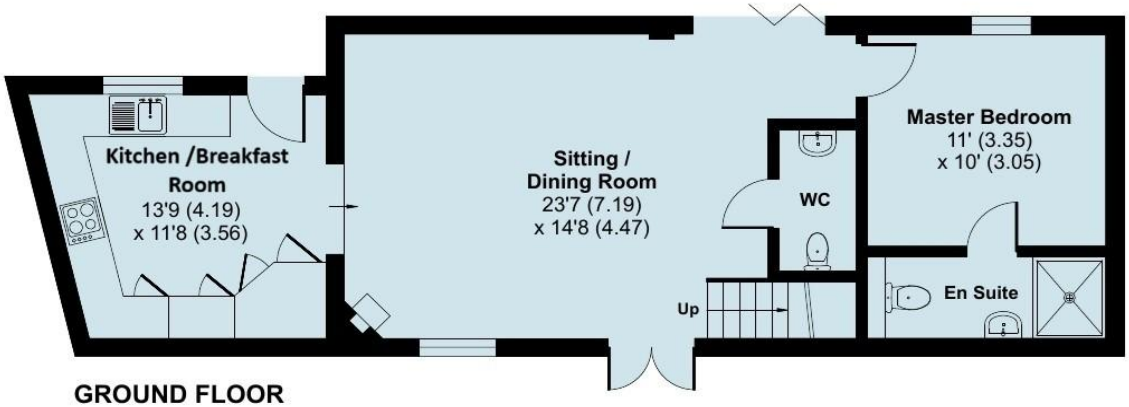


Denotes restricted head height





FIRST FLOOR



GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Howkins & Harrison. REF: 973575

Location

Dodford is an attractive west Northamptonshire village located approximately four miles from Daventry. The village has a Grade 1 Listed church as well as a day nursery in the old school building. Further facilities can be found in the neighbouring village of Weedon which offers shops, Tesco Express a cafe and public houses. Weedon has been a centre for antique trade for many years. More comprehensive leisure and shopping facilities can be found at Daventry and Northampton. The very popular and exclusive wedding and function venue of Dodford Manor is located nearby.





Outside

The property is approached through a private tree lined drive shared with the adjoining property and leads to twin five bar timber gates with remote control access. This in turn leads past the recently built barn/triple garage to a spacious gravelled parking and turning area for numerous vehicles. At the rear of the house is a sun terrace, ideal for alfresco dining and entertainment and which enjoys views over the paddock land and countryside beyond. The paddock land surrounds the house on three sides and includes a large wildlife pond further enhancing the tranquil setting. In all the house and grounds stands in around 4.57 acres.

Garage

Recently constructed detached barn/triple garage with power and lighting connected and with twin double opening doors. (2.5 Metre height)

Marketing

Some images have been virtually staged to show potential furniture layout and room use.



Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Planning

Detailed planning has been obtained for an attached garage with office above. Planning reference 2024/3365/FULL. A copy of these plans can be provided upon request.











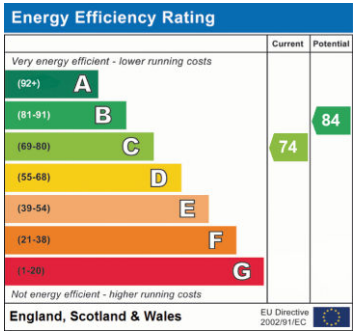
Viewing
Strictly by prior appointment via the agents Howkins & Harrison on Tel :01327-316880

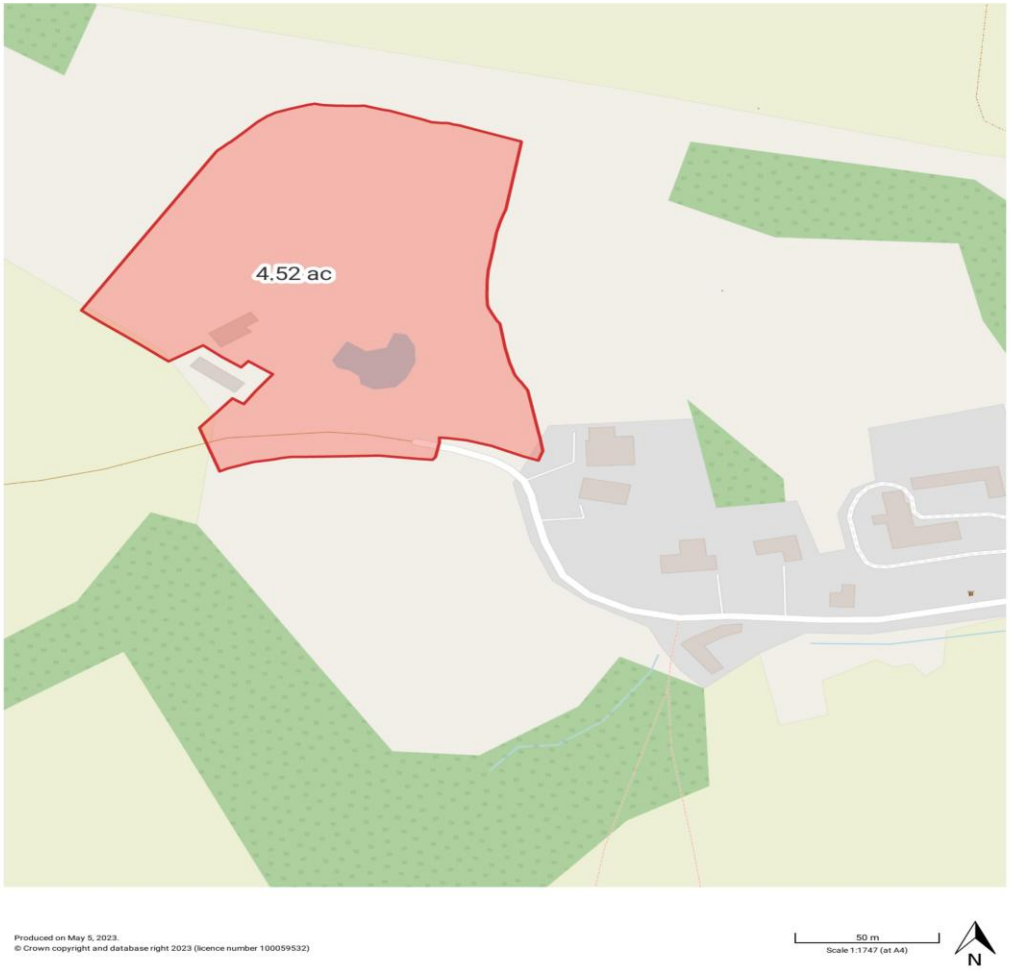
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
West Northamptonshire Council
Tel:0300-126700

Council Tax Band- E





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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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