

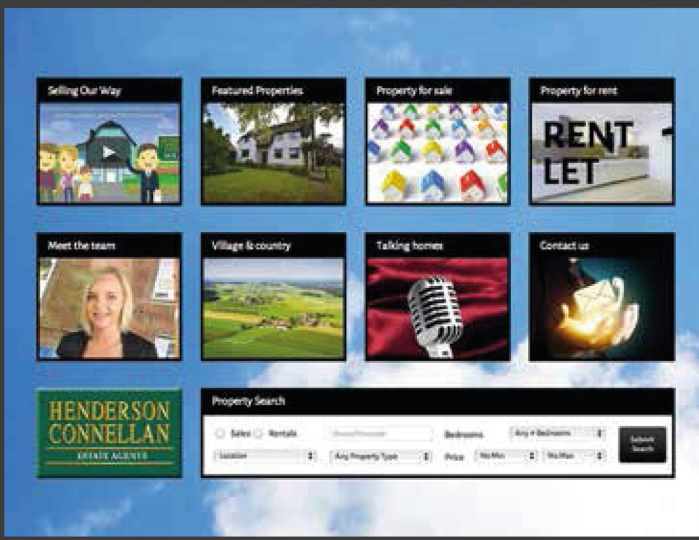
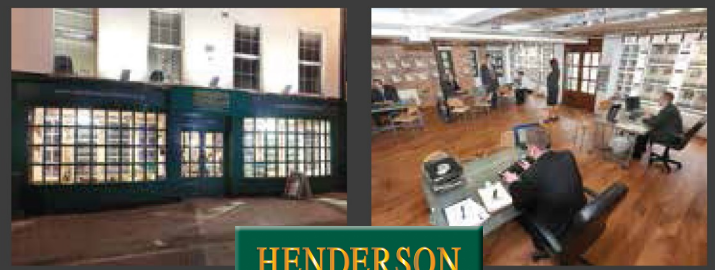
FLOORPLAN AND MEASUREMENTS



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



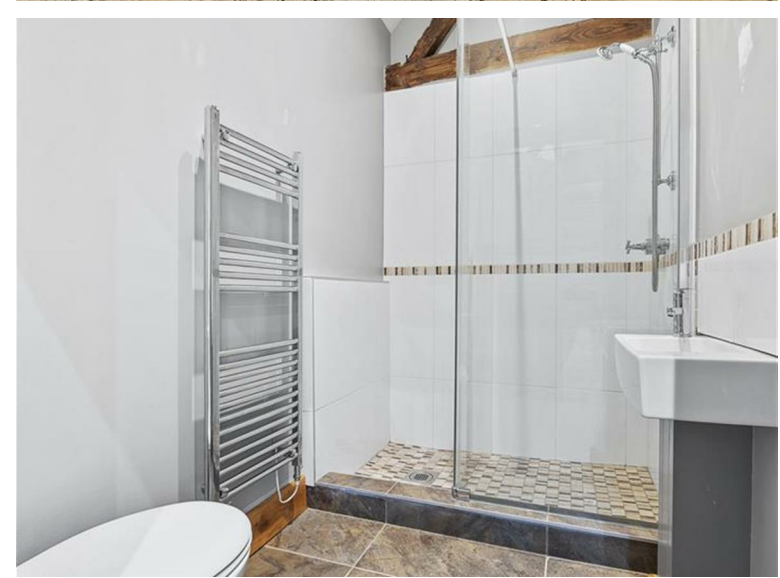
Bay Tree Barn



15-16 Market Place, Kettering, Northamptonshire NN16 0AJ
 Sales (01536) 417888
 email: ketteringsales@hendersonconnellan.co.uk
 Lettings and Property Management (01536) 416555
 email: bestlets@hendersonconnellan.co.uk



Bay Tree Barn, Church Street, Broughton, NN14 1LU





"Bay Tree Barn"

This quite exceptional Grade II listed barn conversion known as Bay Tree Barn occupies an enviable position in the heart of Broughton, with field views to the front and the idyllic church spire providing an inspiring distant backdrop. A fusion of period features and contemporary updates has created a truly outstanding interior. The sensational free flowing kitchen/dining/family room has bespoke units and quartz worksurfaces and a feature oak staircase, a wonderful social space which extends through into an innovative garden room. The elegant living room has bespoke oak units, there is a study, fabulous laundry/boot room and guest cloakroom. Upstairs the minstrel gallery with exposed stone elevation and beams leads to a shower room, and three double bedrooms, the master bedroom with oak fronted wardrobes and a seriously impressive ensuite bathroom with a boutique hotel theme. Within the grounds a versatile annexe area offers a generous double bedroom with ensuite or ideal home office for those working from home, there are additional adjoining storage barns offering lots of potential. The very private grounds are accessed via double gates leading to a walled courtyard, a Victorian influenced crinkle walled garden is home to a variety of plantings with specialist lighting providing evening illumination, a pathway extends to the very private rear garden with patio area and generous lawned area, enjoying a sunny aspect. Broughton has fine rural walks, a primary school, pub and village store, a short drive connects with Kettering mainline railway reaching St Pancras in under an hour. EPC: EXEMPT Council Tax: F

GARDENS AND EXTERIOR

The lovely secluded grounds are very private, accessed by double gates into a large walled courtyard providing parking. Of particular interest is the Victorian inspired crinkle crinkle wall which meanders around the cottage garden. A combination of stone and brick wall surround the garden, complimented by colourful planting, lawned area and specialist lighting. A gate and stone archway leads to the rear gardens which can be enjoyed at night with subtle lighting. A natural stone patio is perfect for Alfresco dining with steps extending to a raised tier of lawn with further patio area allowing you to follow the sun. The village church and mature trees provide an inspiring back drop. There are also three separate storage barns within the frontage area, two of which are joined to the annexe room offering further potential, subject to planning consent / building regulations.





INTERIOR

- Grade II listed
- Sealed unit double glazed windows
- Gas central heating with underfloor heating to most of the ground floor
- Oak detailing throughout, including flooring, staircase, window boards, internal and external doors and bespoke cupboards
- Sensational kitchen/breakfast/family room, the real hub of the house with a bespoke kitchen with a range of base and eye level cupboards and drawers, recessed stainless steel butler sink set within Quartz Worksurfaces with matching upstand, mono bloc tap, quartz work surfaces, a range cooker, American fridge/freezer and dishwasher (appliances are included), oak flooring, recessed down lighting
- Laundry/boot room enjoys complimenting bespoke units with Villeroy and Boch butler sink set within Quartz worksurfaces with matching upstand with mono bloc tap, recess for washing machine and tumble dryer, ceramic tiled flooring, concealed shoe rack, cloak cupboard and recess down lighting
- Living room - a stunning room with oak flooring and skirting, bespoke oak cupboards, period beams to ceiling, designer gas fire and French windows to the courtyard
- Garden room - an exceptional room flooded by natural light, travertine flooring, specialist lighting and impressive planted indoor garden border
- Study - with travertine flooring
- Guest cloakroom - suite comprising low level WC, hand basin, exposed stone elevation, travertine flooring

-Upstairs, the feature Minstral landing has vaulted ceilings, exposed stone elevation, accessed by a bespoke Oak feature staircase, with complementing balustrade and inset up lighters, a bespoke range of oak fronted cupboards offer useful storage, Oak interior doors lead to three fabulous double bedrooms, the impressive master bedroom with an array of bespoke Oak fronted cupboards and wardrobes as well as a recess for a television. The master bedroom benefits from air-conditioning and recessed down lighters as well as a sensational ensuite bathroom which includes a low level WC, twin designer wash hand basins with drawers below, free standing oyster style bath with centrally mounted mono bloc tap and, glass shower enclosure, oak flooring and specialist wall and ceiling lighting The second and third bedrooms are both double rooms with use of a lovely shower room with low-level WC, semi pedestal wash hand basin with monobloc tap, and shower enclosure with mains shower, complete with handheld attachment and rainmaker showerhead, ceramic tiled splashbacks and flooring, heated towel rail.

-The self contained, barn offers an impressive vaulted ceiling, exposed timber and stone elevations. A versatile stand alone room, fourth bedroom with en suite containing a low level WC, wash hand basin, walk in glass shower enclosure and heated towel rail - ideal guest quarters or space ideal for home working.

