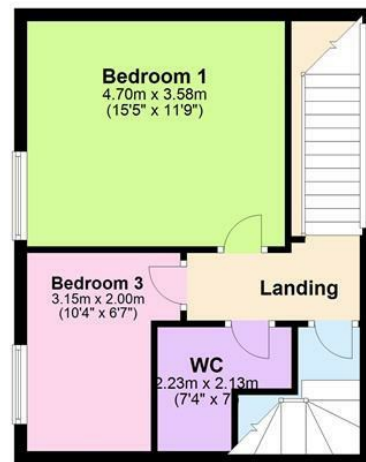


**FLOORPLAN AND MEASUREMENTS**

Ground Floor



First Floor



Second Floor



Total area: approx. 122.6 sq. metres (1319.4 sq. feet)



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.



**Rustic Revival**



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## Plot 5 Cranford Music Barns, High Street, Cranford, NN14 4AA

Offers In Excess Of £425,000







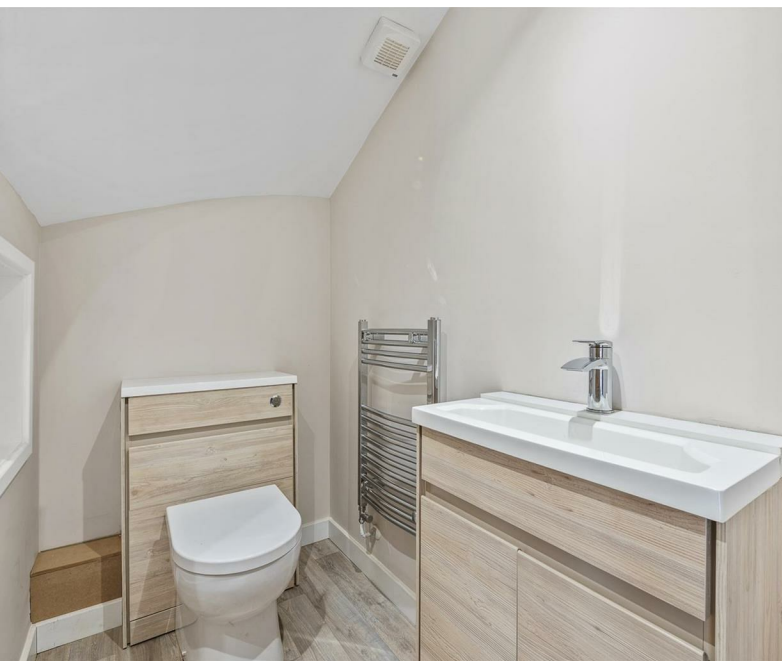
## "Rustic Revival"

This deceptively large, stone barn conversion is discreetly positioned within an exclusive enclave of just five homes, set on the periphery of Cranford. A sweeping driveway, flanked by fields, leads to the barn which has a cobbled driveway with parking for three cars, the impressive garden is partially enclosed by a sweeping reclaimed brick wall with garden area beyond which overlooks rolling countryside. The stunning interior benefits from gas central heating and sealed unit double glazing to include an entrance hall with exposed brick elevation, the impressive kitchen free flows to the dining/family room. The living room has a vaulted ceiling and a large window with double doors looking over the garden. Upstairs three generous bedrooms are arranged over two floors, the first floor with two bedrooms and a shower room, the second with a double room and bathroom. The heart of Cranford is a short walk away with an excellent primary school, village pub, picturesque church and fine rural walks.

EPC RATING: PENDING COUNCIL TAX: PENDING

## GARDENS AND EXTERIOR

Outside, the development is approached by an impressive sweeping driveway accessed between red brick pillars. As you approach the development there is a generous cobbled driveway which leads to a private parking area which is also cobbled with parking for two/three cars with a reclaimed red brick wall with blue coping stones to the top. A pathway extends to the front door. The rear garden features a generous patio perfect for garden furniture enclosed by a reclaimed red brick curved wall ideal for alfresco entertaining. The remainder of the garden is enclosed by timber fencing with fabulous open countryside views. NB The lawned area is for illustration purposes only.







## INTERIOR

- Gas central heating
- Sealed unit double glazed windows
- Entrance hall with recessed doormat. Impressive feature window floods the hallway with light, exposed brick elevation .
- Kitchen/ Dining/Family room - An impressive room enjoying a designer range of base and eyelevel cupboards and drawers, one and a half bowl, single drainer, monobloc tap, tiled splashbacks, recess for range cooker with extractor above, solid wood flooring. A great entertaining space opening through to the dining/family area with oak flooring.
- Living room - An impressive room with vaulted ceilings. A large window with double doors looks over the garden and beyond to far-reaching countryside views.

- Upstairs the landing leads to two bedrooms one of which is an impressive double size bedroom and the second bedroom is also big enough to accommodate a double bed. The bathroom features are low-level WC, pedestal wash hand basin, and shower enclosure with mains shower. The second floor features a landing area ideal as a study space and there is a generous double size bedroom and also an ensuite to include low-level WC, pedestal wash hand basin, and panel enclosed bath with monobloc tap and shower attachment.

