

# “Gardeners Paradise”



**HENDERSON  
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ESTATE AGENTS



## “Gardeners Paradise”

Nestled into the heart of Ringstead with the village amenities close by, this gorgeous period stone Property boasts an unexpectedly large plot of just under 0.2 acres and has the most stunning gardens, perfect for keen gardeners!



High Street,  
Ringstead,  
NN14 4DA



## Property Highlights

Conveniently located in centre of Ringstead with the Post Office, convenience store, well renowned fish and chip shop and other village amenities close by. The A45 is just a short drive away providing excellent travel links to the A14 and M1, and Rushden Lakes and Stanwick Lakes are just a short drive away. Wellingborough Train Station is also under a 20-minute drive away, providing a popular commuter rail link to London.

Built in traditional local ironstone, the attractive period Property offers a wealth of character and charm and a much larger plot than you would expect, measuring just under 0.2 acres. The house and gardens have been immaculately maintained and there is also a converted outbuilding providing an excellent entertaining space or an ideal work from home space.

Entrance through the uPVC front door leads into the Entrance Hall with engineered oak flooring, a useful storage cupboard for shoes and coats, and a timber and opaque glass door leads into the Kitchen/Dining Room.

The country style Kitchen/Dining Room offers a wonderful open plan feel from the brick archway through to the Living Room and features 'Karndean' flooring, exposed beams in the ceiling, ample space for a table and chairs, French doors to the Conservatory and a tall column style radiator.

The attractive Kitchen comprises of base level units topped with a solid oak worktop, a one and a half bowl ceramic sink with a draining board, metro tiled splashbacks, space and plumbing for a dishwasher, and a 'Rangemaster' range cooker with induction hobs and matching extractor hood (appliances available under separate negotiations). In addition to this, there is the possibility to fit an integrated fridge/freezer in the tall cupboard as the power sockets are in place to do so.

Gorgeous Living Room with an abundance of natural light from the windows to the front and rear elevation and the glass panelled uPVC door into the Conservatory. There is a bespoke oak staircase that rises to the first floor, an engineered oak floor and a stunning inglenook fireplace with a period timber beam, a natural stone hearth and a cast iron multi fuel burner.

Generously sized Conservatory with a beautiful outlook over the stunning rear Garden. There is a uPVC glass panelled door to the patio area of the Garden, French doors into the Kitchen, a door into the Living Room and a radiator providing heating in the cooler months.



## Property Highlights

With a door from the Living Room, the Rear Hall provides access into the ground floor Bathroom and the Utility Room, and there is a useful understairs storage cupboard.

Separate Utility Room, finished to a high standard with panelled walls, a ceramic tiled floor, a composite and glass panelled door to the front, useful storage cupboards, and an oak worktop with space for appliances underneath (appliances available under separate negotiations).

Ground floor Bathroom with ceramic tiled floor and walls, a white heated towel radiator, a window to the rear elevation and a three piece suite to include a low-level WC with a concealed cistern, a wash hand basin built into a useful storage unit, and a panel enclosed bath with a fitted shower screen and a 'Bristan' electric shower.

The oak stairs flow up to the First Floor with useful storage cupboards built into the thick stone walls and as you reach the top, the stairs split either side to the first floor accommodation. A brace and latch door at the top of the stairs leads to the further hallway with engineered oak flooring, a generous window to the front, a useful airing cupboard and access to the rooms.

Three double Bedrooms, all of which are excellent sized rooms. The Principal Bedroom benefits from engineered oak flooring and is located next to the first floor WC providing easy access, whilst Bedroom Two is a great sized room also with engineered oak flooring. Bedroom Three is a unique room with a vaulted ceiling, windows to the front and rear elevations and steps down to the Landing.

First floor WC featuring a window to the rear elevation, engineered oak flooring, a wash hand basin built into a useful storage unit and a low-level WC.

Stone and brick built Outbuilding, professionally converted with insulated floor, walls and roof, anthracite grey windows and doors, and with lighting and power. The Outbuilding is currently used for storage and as an entertaining/bar space but provides a great deal of versatility as a work from home space, games room and much more.



## Outside

The incredible rear Garden is much larger than you would expect, measuring just under 0.2 acres and is a true gardener's paradise!

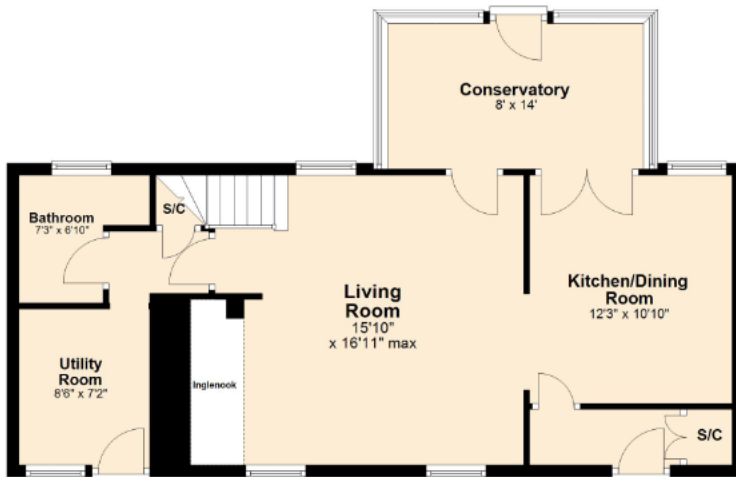
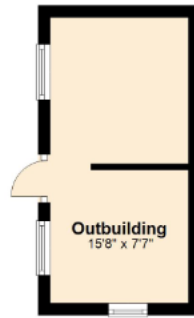
The Garden has been a labour of love for the current owners and has been expertly manicured to provide numerous landscaped areas fully stocked with the most stunning plantings. By the Property there is a gravelled and paved patio that is ideal for taking in the south-west facing sun throughout the day and into the evening, and steps leads down to a further gravelled area by the converted Outbuilding.

As the Garden extends away from the Property there is a gravelled path that meanders through a plethora of deep well-stocked planted borders with plants that provide colour all year round and you reach a small shallow wildlife pond. Beyond this there is a further hard standing and gravelled area with a timber pergola and a gravelled path that extends to the timber summerhouse which is a tranquil place to sit and enjoy the view over the generous koi pond with the relaxing sound of running water. Surrounding the pond there are various further planted sections with an array of mature plants, shrubs and bushes and sat to one side there is period red brick path that leads to the timber shed and lawned garden beyond. The generous area of lawn is flanked by the most impressive planted borders and pathways that lead to further landscaped areas to enjoy the stunning setting.

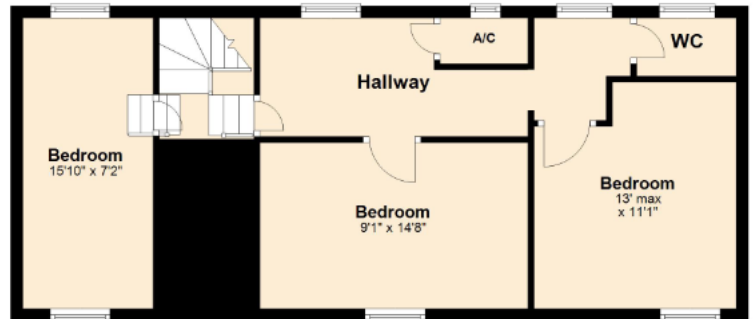
In addition to this, there is a timber and metal dog kennel that could be included in the sale if desired, external lighting, an outside tap and access from the rear Garden via the neighbouring property.

# Floorplan

## Ground Floor



## First Floor



### Total Area Measurements (Approx.)

**House** 1353.60 sqft / 125.75 sqm  
**Outbuilding** 118.20 sqft / 10.98 sqm  
**Total** 1471.80 sqft / 136.73 sqm

\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.

