

“Set in Stone”



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Broad Green,
Wellingborough,
NN8 4LH



“Set in Stone”

This lovely ironstone built Grade II listed Home is conveniently located within the heart of Wellingborough, just a short walk from the town centre and boasting generous proportions, accommodation spread over four floors, and a wealth of character and charm inside and out.





Property Highlights

Conveniently located in a historic part of Wellingborough with similar period executive homes close by, the town centre is just a short walk away and the local convenience store is very close by. Wellingborough train station offers a popular commuter link to London and is just over a mile away, and a 30 minute walk, whilst the A509 and A45 are easily accessible making for convenient access to the A6, A14 and M1.

Impressive four-storey mid-18th Century ironstone built residence offering generous accommodation and retaining a wealth of character and charm throughout. Just to name a few, there are stripped pine doors, deep moulded skirting boards, picture rails, attractive floorings and much more.



Entrance through the period timber front door leads into the inviting Entrance Hall with a gorgeous Minton tiled floor, exposed timber doors to the accommodation and stairs that rise to the First Floor.

Generously sized Living Room with a period sash window to the front elevation, a window seat inset into the thick stone wall, a thick pile carpet, a column style radiator, high-level picture rail and an ornate fireplace with an open fire, tiled hearth and surround, and an intricate painted stone mantel piece.

Well-proportioned Dining Room, a versatile room as it could be used as a reception room, a family room, playroom and much more. There is a high-level picture rail, deep moulded skirting boards, exposed floorboards, a period open fireplace with a timber mantel piece and a glass and timber door through to the Kitchen.



Country style Kitchen featuring a great sense of space from the vaulted ceiling. There are windows and a glass panelled door looking onto the beautiful Cottage Garden, an exposed wooden floor and a door that leads down to the Cellar. The bespoke solid wood Kitchen offers a traditional feel with an array of inset eye and base level units, high level shelving and display cabinets, attractive tiled splashbacks, solid oak worktops, a stainless steel sink and draining board, and space and plumbing for a cooker, slimline dishwasher, a washing machine and a tumble dryer (appliances available under separate negotiations).





Property Highlights

With a door from the Kitchen, the Boot Room is a great space for storing coats and shoes with an abundance of natural light from the part-glass vaulted ceiling and double timber and glass panelled doors to the Garden. There is an array of fitted storage cupboards providing excellent storage and housing the modern Worcester greenstar boiler, a ceramic tiled floor, and a wall showcasing attractive period metro tiles.

Ground floor Bathroom, finished to a high standard with a ceramic tiled floor, metro tiled splashbacks, a chrome towel radiator and a traditional style three piece suite to include a low-level WC, a wash hand basin built into a useful storage unit, and a bath with a fitted shower screen and thermostatic shower with a rainwater style shower head and a handheld attachment.

Red brick and solid stone steps lead down from the Kitchen to the Cellar which spans either side of the steps offering a great storage space with lighting and power. The Cellar houses the cast iron range in the chimney breast, two original windows, the coal shoot and a red brick floor.

From the Entrance Hall, the stairs flow up to the first floor Landing with timber doors to the first floor accommodation, and a door and exposed timber steps lead up to the Top Floor.

Four Bedrooms that span across the first and second floor. Bedroom One and Two are located on the First Floor and benefit from ornate cast iron fireplaces and built-in storage cupboards. The stairs from the Landing flow up to the Fourth Bedroom, which would make a fantastic reading space, work from home space and much more, whilst also benefitting from storage cupboards and a door that leads through to the generously sized Third Bedroom. Bedroom Three is a charming room with painted floorboards, exposed painted beams, and a part-raked ceiling with a window to the front elevation.





Outside

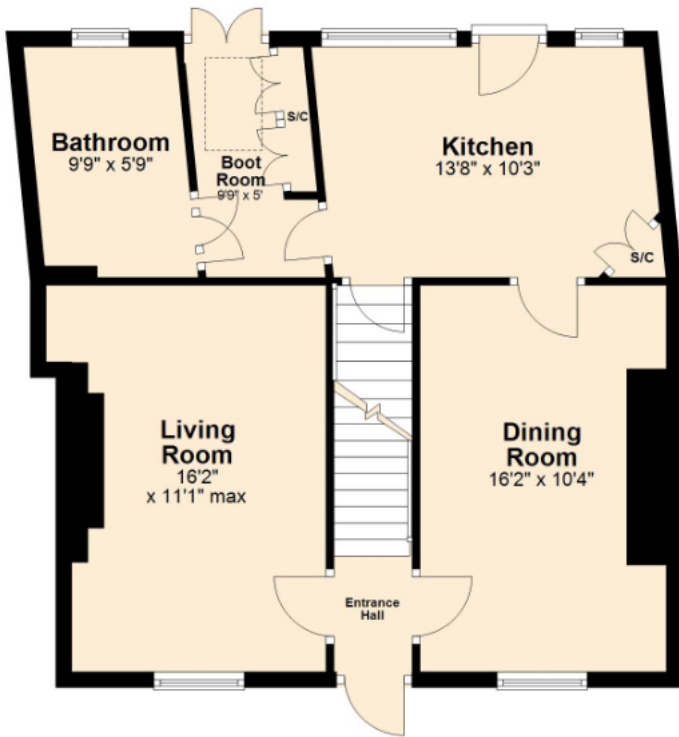
The Property occupies a prominent position on the street with a pleasant outlook over Broad Green to the front.

The stunning cottage style Rear Garden is a gardener's paradise with period red brick walls forming the boundaries and a wonderful tranquil feel. There is a red brick path by the Property which extends up the Garden, flanking the lawn and leading to the further patio at the rear of the Garden. There are deep, well-stocked planted borders brimming with an array of mature and established shrubs, trees and plantings, and a timber shed ideal for storing garden tools.

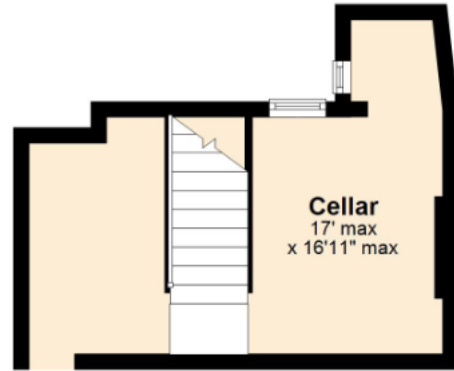


Floorplan

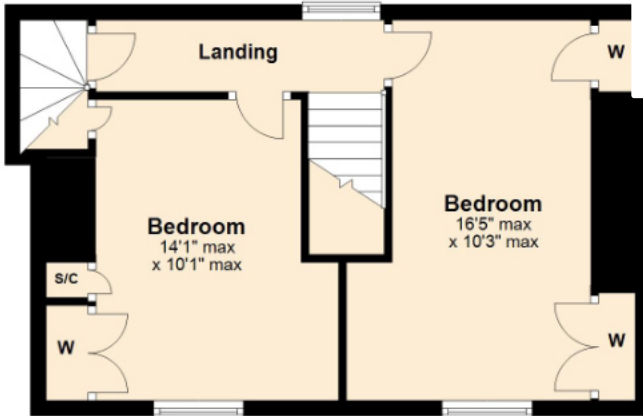
Ground Floor



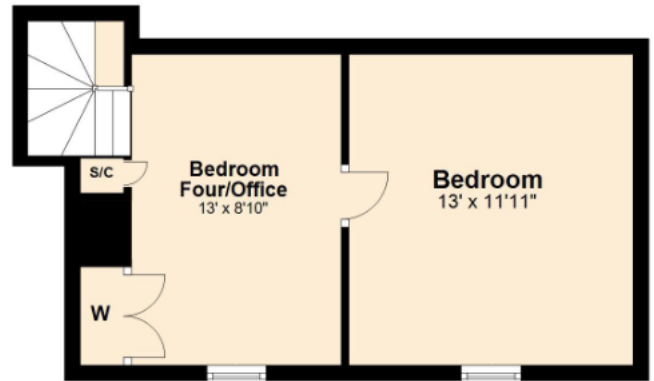
Cellar



First Floor



Top Floor



Total Area Measurements (Approx.)

House 1382.90 sqft / 128.48 sqm
Cellar 183.20 sqft / 17.02 sqm
Total 1566.10 sqft / 145.50 sqm

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

