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## Weavers Barn Chancery Lane

Thrapston, Northamptonshire, NN14 4JL

**£450,000**



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Formerly a lace factory in the 1600's, Weavers Barn has been sympathetically restored to a stunning residence that is now a three bedroom end of terrace Grade II Listed barn conversion. Of stone construction with rendering to the front aspect and a pantile roof, the barn has been beautifully preserved with attention to detail throughout. Of particular note are the oak latch internal doors, luxurious fixtures and fittings to include high specification kitchen and bathrooms and hardwood double glazed windows, doors and the underfloor heating to the ground floor. Historical features that have been retained are deep window sills, ceiling beams and trusses, chimney breasts and fixed barn style half-glazed doors to the front elevation and original brick wall to the courtyard garden.

Externally, Weavers Barn enjoys a private walled courtyard, a car port and additional parking space for two cars is provided in the allocated parking area to the rear.

This stylish property is a perfect combination of original and contemporary blended together that offers light and spacious accommodation.

## Kitchen Diner Family Room

29'6" x 14'5" (9.0 x 4.4)

The hardwood front door opens into the open plan kitchen diner family room. A fixed barn-style half glazed door is situated to the front aspect and a deep silled window overlooks the rear courtyard as well as a fixed full length window, allowing natural light to flood in. A feature brick arch wall lends itself to display shelving. Ceiling downlighters and LVT flooring complete this room. There is plenty of room for dining and socialising whilst the space flows well with the kitchen beyond.

Open plan to the dining room the stunning U shaped kitchen has oak ceiling beams featuring in this room as well as a fixed barn-style half-glazed door situated to the front aspect. A glazed door accesses the courtyard and a window overlooks the front elevation. Shaker style kitchen wall and base units in contemporary navy and white with Quartz worksurfaces and a Belfast sink, make this a stylish kitchen. Integrated appliances include a fridge freezer, slimline dishwasher, eye level electric double oven, and gas hob with extractor over, make this a 'move in' ready home.

## Utility Room

7'6" x 7'6" (2.3 x 2.3)

Positioned off the kitchen, the good size utility has space for a washing machine, tumble dryer. There is also further kitchen units for storage, ceiling downlighters and a window to the front aspect. There is also the wall mounted central heating boiler

## Cloakroom

Adjacent to the utility room is the cloakroom. With reclaimed clay tiled flooring is the backdrop to the white suite comprising a low-level W.C. and vanity sink unit.

## Living Room

16'4" x 14'5" (5.0 x 4.4)

The carpeted living room is accessed from the dining area and has a beautiful exposed chimney breast with a fitted wood-burner. This is a lovely light room with a door to the courtyard and a window looking over the front elevation.

## First Floor Landing

A grand galleried landing has a double height ceiling with beams and a window to the front elevation.

## Main Bedroom

15'5" x 14'1" (4.7 x 4.3)

The beautifully light and spacious principal bedroom has a double-height beamed ceiling and a feature chimney breast. Dual aspect windows with deep sills, in addition to a window placed high to the front elevation, ensure plenty of natural light pours in. A hatch provides loft access.

## En-Suite Shower Room

Accessed via a door in the main bedroom, the shower room has been fitted with a contemporary white suite consisting of a double shower enclosure with wet panel surrounds, a large sink set into a pale grey vanity cupboard and a low-level W.C. Pale grey LVT flooring ties in with the theme and there is a heated towel rail, window and ceiling downlighters in the beamed ceiling.

## Bedroom Two

8'10" x 14'1" (2.7 x 4.3)

This double bedroom again has the double height atmospheric beamed ceiling and windows to the side and front aspects.

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### Bedroom Three

12'1" x 10'9" (3.7 x 3.3)

The third bedroom, is a single room and has a window to the rear elevation exposed beams to the tall ceilings.

### Family Bathroom

6'10" x 7'6" (2.1 x 2.3)

Matching decor and fittings to the family bathroom has a shower and screen over the bath, a low-level W.C. and a sink set in a vanity cupboard. Finishing this room are a heated towel rail and a Velux rooflight.

### Exterior

At the back of the barn, accessed from both the living room and the kitchen, is a newly created courtyard. An original brick-built wall surround has been restored and encompasses this private outside space which is fully paved with gravel edging. Ample space is provided for seating and planters.

To the rear of property, the drive leads to three car ports, the nearest one belonging to Weavers Barn, with block-paving in front which gives an extra parking space, and an additional allocated parking bay opposite. The car ports are brick-built, with the top half clad in larch, finished with a Spanish slate roof. Water and electric are connected.

Paradise Crescent can be found off of Chancery Lane in the conservation area of the small market town of Thrapston, which is a bustling, thriving town with road network links to the A14 and A45 with train links nearby in the larger towns of Kettering and Huntington. Just a couple of minutes walk are both the Primary

School and Pre-school. The town provides good shopping, many pubs and restaurants as well as outdoor activities at the nearby Thrapston Lakes and the lovely pathways that access the countryside. The Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema, and restaurants.

Grade II Listed

No chain

Tenure: Freehold

All mains services are connected

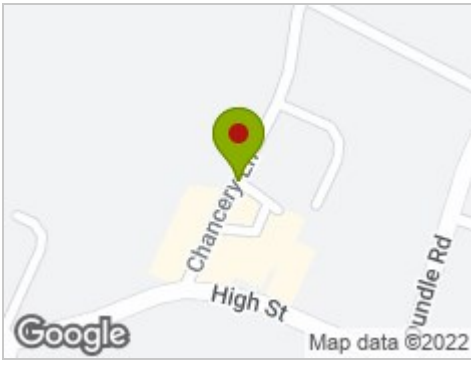
Gas central heating

Council Tax: to be confirmed

NHBC Warranty



Road Map



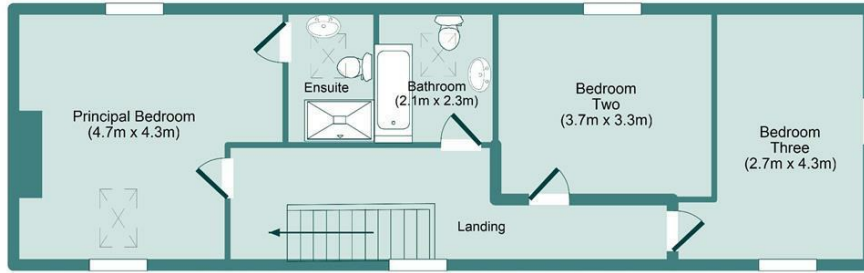
Hybrid Map



Terrain Map



Floor Plan



First Floor

Floor Area: 62 sq.m / 667 sq.ft (approx)



Ground Floor

Floor Area: 62 sq.m / 667 sq.ft (approx)

Total Floor Area: 124 sq.m / 1334 sq.ft (approx)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our Aspire Sales, Lettings Office on 01832 272225 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Current	Potential	Rating	Current	Potential
Very energy efficient - lower running costs <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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