

West Street  
Welford  
Northampton  
NN6 6HU

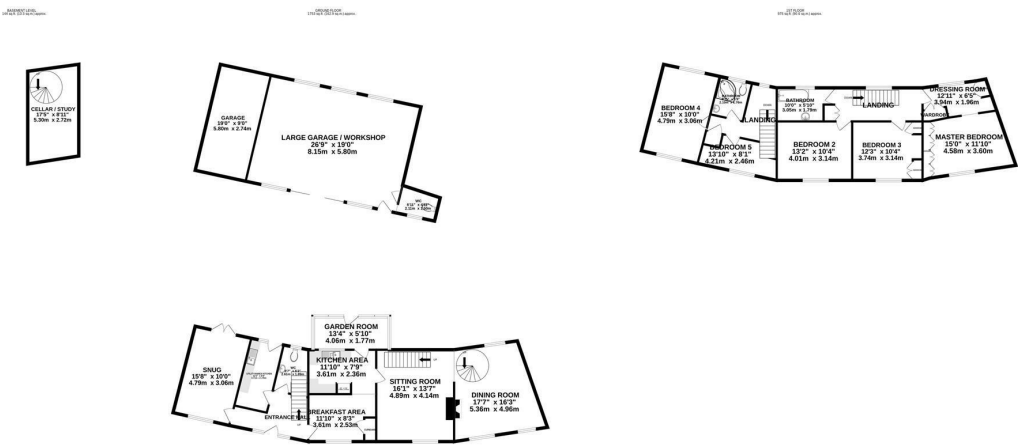
£525,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 2872 sq.ft. (266.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Two Spacious Reception Rooms



Kitchen and Utility Room



Five Well Proportioned Bedrooms



Two Family Bathrooms



Spacious Rear Garden



Garage, Workshop and Ample Off Road Parking



## WHAT'S GREAT?

Situated in the heart of the highly sought-after village of Welford, this impressive and deceptively spacious family home combines character with exceptional versatility and practicality.

This substantial period residence is rich in original charm, offering flexible accommodation ideally suited to modern family life. Its adaptable layout makes it an excellent choice for multigenerational living. The property is in need of modernisation and refurbishment, offering a fantastic opportunity for buyers to renovate and create a home tailored to their own tastes and requirements.

The well-proportioned accommodation provides an abundance of generous living space, with elegant reception rooms perfectly suited to both everyday family life and larger-scale entertaining. A particularly distinctive feature is what is believed to be the oldest spiral staircase in Northamptonshire, leading down to the property's cellar.

The first floor offers five generously sized bedrooms and two well-appointed family bathrooms. The flexible layout also lends itself to those working from home or requiring additional guest accommodation.

The property also presents the opportunity to be configured as two separate dwellings, offering exceptional flexibility for a variety of living arrangements.

Further potential exists, subject to the necessary planning consents, with the existing garage and adjoining workshop offering excellent scope for conversion into a self-contained annexe. This versatile space could provide accommodation for dependent relatives, independent teenagers, guests, a home office or a studio.

Outside, the property is complemented by beautiful gardens that enjoy a high degree of privacy, creating an idyllic setting for outdoor entertaining, family enjoyment and peaceful relaxation. Ample off-road parking further enhances the appeal and practicality of this home.

Offered to the market with no onward chain, this is a rare opportunity to acquire a substantial, characterful and high

...expect excellence



# SELLER'S SECRET

Occupying a desirable position, this charming five-bedroom residence showcases a wealth of original character, exceptionally versatile living accommodation and beautifully proportioned outdoor space. The property benefits from beautifully maintained gardens, ample off-road parking and an exceptional amount of flexible living space, making it perfectly suited to contemporary family life.



## Why we like it....

Welford is a picturesque Northamptonshire village renowned for its strong sense of community, excellent primary school, village shop, public house and beautiful countryside walks. The property is well placed for access to Market Harborough, Northampton and Rugby, with excellent road and rail links providing convenient connections to London and the Midlands.

To buy or not to buy....

# OSCAR JAMES

7 St Marys Road | Market Harborough | LE16

7DS

01858 458 458

[www.oscar-james.com](http://www.oscar-james.com)