



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bryn Hafod House, Hall Lane

£999,995

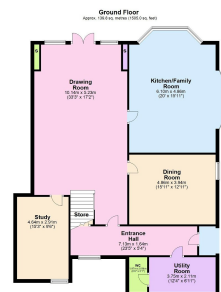
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Bryn Hafod House... built as a private home in the early 20th century occupied by Charles Wicksteed, featuring striking architecture, wonderful detailing and features which have been sympathetically enhanced and restored creating a truly exceptional, individual Grade II listed home. Having undergone a significant restoration programme, the interior is presented to an exacting standard with an entrance hall, guest cloakroom, utility room, atmospheric drawing room with wonderful panelling, fireplace and elegant ceiling cornicing detail with mullioned window overlooking the gardens, there is a generous study and separate dining room, their scale amplified by the tall ceilings. The substantial free flowing kitchen/family room has select integrated appliances and Quartz worksurfaces, central island and a beautiful deep bay window with window seat making a wonderful dining/family area. Upstairs the palatial landing has a sweeping staircase and feature windows leading to the family bathroom and five double bedrooms, the significant master bedroom with sumptuous en suite and the guest bedroom also with en suite. Outside the wrap around gardens are beautiful with manicured lawns, natural stone pathways and terraces perfect for outdoor living, a private driveway is accessed via double electric gates with parking for at least four cars and a single garage with electric door, power and light. The ultra convenient location is within easy reach of the General Hospital, Restaurant/Cultural Quarter and the mainline railway connecting directly to St Pancras in under an hour. **A most distinguished home set in this unique parkland setting.**

Bryn Hafod House, discreetly set within wonderful, mature wrap around gardens, the former home of Charles Wicksteed. A private gate with pathway directly from Hall Lane, extends to the gardens with steps and an Indian sandstone pathway leading to the front door. The gardens enjoy a very mature feel with established trees, hedging and planting extending to the side and also to the front. The significant rear garden is split level with an extensive terrace, perfect for garden furniture and alfresco entertaining. Steps flanked by stonewalling with the attractive coping stones leads down to a lower tier of garden, where there is a substantial lawn surrounded by laurel hedging and timber fencing which overlooks the beautiful pocket park and pond. Double electric gates provide access to the private driveway with parking for at least four cars and access to a detached single garage with electric door, power, light and personnel door to the garden





- Grade II Listed
- Striking Architecture
- Tall Ceilings
- Five Bedrooms
- Three Reception Rooms
- Two Ensuites and Family Bathroom
- Beautiful Gardens
- Parking For Four Cars
- Utility Room
- Guest Cloakroom



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

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.

