



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Yeomans Barn, Cranford Road NN15

"Rural Living with Urban Connections"

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"Rural Living with Urban Connections"

This very special Barn Conversion enjoys a discreet, secluded position within an exclusive enclave of homes set amongst countryside with open views. Despite the rural position, urban convenience is a short drive away with Kettering town centre and a wealth of amenities as well as the mainline railway connecting directly to London St Pancras in under an hour. The wondrous gardens that adjoin this substantial home include a private driveway, oversized garage with electric doors as well as mature gardens with Mediterranean style patio with stone walls, generous lawned area and secret garden home to fruit trees. The sprawling floorplan includes an entrance hall, guest cloakroom, palatial living room enjoying the warmth of a wood burner, a free flowing Kitchen/Dining/Family Room with Oak fronted units and a fabulous AGA, a great social space, there is a utility room and an interconnecting Annexe room with guest cloakroom, ideal for a games room, guest quarters or for those working from home. Upstairs the light filled landing is ideal for a desk, there is a principal shower room and four double bedrooms, the master with ensuite, the guest with access to the shower room as a Jack and Jill and the fourth bedroom with mezzanine and wet room. A home in the country, yet amenities and urban benefits are easily accessible - the best of both worlds.

Living Room - 9.37m x 5.05m (30'9" x 16'7")

kitchen/Dining Room - 5.69m x 5.05m (18'8" x 16'7")

Utility Room - 3m x 2.57m (9'10" x 8'5")

WC - 1.32m x 0.81m (4'4" x 2'8")

Barn/Annex - 5.94m x 3.91m (19'6" x 12'10")

WC - 1.68m x 1.12m (5'6" x 3'8")

Bedroom One - 5.18m x 5m (17'0" x 16'5")

Ensuite - 2.26m x 2.08m (7'5" x 6'10")

Bedroom Two - 4.22m x 3.96m (13'10" x 13'0")

Ensuite - 2.46m x 1.63m (8'1" x 5'4")

Bedroom Three - 5.74m x 2.51m (18'10" x 8'3")

Bedroom Four - 3.99m x 3.07m (13'1" x 10'1")





Total area: approx. 347.5 sq. metres (3717 sq. ft)

- Barn Conversion
- Two Reception Rooms
- Klargester
- EPC Rating: E
- Four Bedrooms
- Three Parking Spaces
- Rural Setting
- Council Tax Rating: G



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.

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