



## GRANGE BARN • WILLOW LANE • STANION • NN14 1DT

A fully restored stone barn conversion in a quiet backwater location with a large annex and spacious accommodation

- Impressive Sitting Room
- Fully Fitted Kitchen
- Spacious Dining Room
- Double Garage
- 4 Bedrooms
- 2 Bathrooms
- Separate Annex
- Low Maintenance Gardens



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# Grange Barn, 32 Willow Lane, Stanion, Kettering NN14 1DT

## Location

Corby Station 3 miles, Kettering Station 7½ miles, Oundle 8 miles  
(all distances approximate)

Grange Barn is set to the rear of Willow Lane within the boundaries of this pretty, stone east Northamptonshire village of Stanion. The property is accessible by a private driveway and is well secluded.

The barn was restored some years ago from a totally dilapidated condition and offers excellent family accommodation. There is no Listing to the conversion.

## Village

In Stanion village there is a very a large village hall with generous car parking. There is also a church hall, Church of St Peters and Chapel, two public houses, The Lord Nelson and The Cardigan Arms, a primary school and nursery school. The property is within walking distance to all amenities offered in the village.

## Accommodation

Accommodation comprises:

### Ground Floor

**Reception Hall** approached via panel front door, solid Amtico flooring throughout, ceiling lighting, double glazed windows to the front elevation, wooden balustrade and open plan to **Dining Room**, and cloaks cupboard.

**Cloakroom/WC** which is fully tiled, obscured glazed window to the front elevation, wash handbasin, toilet, Amtico flooring.

**Inner Hall** approached via a Georgian style door, stairs leading off to the first floor, understairs storage cupboard, double panel radiator, Amtico flooring, door through to **Sitting Room**.

**Sitting Room 6.26m x 5.64m** with two double glazed arched windows to the front elevation allowing a very light and airy room, quality oak flooring, double doors leading to the rear garden, feature brick fireplace, surround and chimney breast with a log effect stove, TV and Internet points, concealed panel radiator, and exposed beams to ceiling.

**Dining Room 5.36m x 3.36m** is open plan from the **Reception Hall**, has exposed beams, Amtico flooring, two double panel radiators, and double doors leading to the **Conservatory**.

An outstanding **Kitchen 3.77m x 3.36m** totally refitted with an inset single bowl sink unit, with an excellent range of base and eyelevel storage units with solid granite work surfaces, central hob with cupboards beneath and stainless steel extractor fan over, Travity Italian flooring, Rayburn boiler which provides the radiator central heating and hot water and cooker with extractor hood above, plumbing for dishwasher and washing machine and venting for tumble dryer.

A Victorian style **Conservatory 3.42m x 4.24m** with double doors leading to rear garden, TV aerial point, double radiator and Travity Italian flooring.

## First Floor

Stairs lead from the **Inner Hall** to the first floor **Landing** area with windows to the front elevation, Amtico flooring, access to insulated loft space, large walk-in airing cupboard housing the electric immersion heater.

**Bedroom 1 (5.40m x 5.1m)** with deep sill windows to the front elevation and rear elevations, quality flooring, excellent range of floor to ceiling wardrobes, Amtico flooring, **En-suite Shower Room/WC** which has a fully tiled shower cubicle with thermostatically controlled shower, wash handbasin, heated towel rail, toilet fully tiled walls, and window to the rear elevation.

**Bedroom 2 (3.23m x 3.35m)** with deep sill, double glazed window to the rear elevation, radiator and Amtico flooring.

**Bedroom 3 (4.02m x 2.89m)** with deep sill window to the rear elevation, radiator, and Amtico flooring.

**Bedroom 4 (2.45m x 3.10m)** with window to the front elevation and Amtico flooring.

**Family Bathroom (2.09m x 3.55m)** with a free standing bath, mixer tap and shower, pedestal wash handbasin, low flush WC, corner shower cubicle with electric shower fitting, wall mounted heated stainless steel towel rail, it has a deep sill window to the rear elevation and Amtico flooring.

## The Annex

From a separate access point to the front of the property is the Annex which has an **Entrance Hall** with Amtico flooring, stairs leading up to the large **Studio (5.54m x 6.77m)** with exposed beams to ceiling, exposed stonework, windows to front and rear elevations, ceiling lighting and Amtico flooring, door leading to **Office (2.9m x 3.5m)** with window to the front elevation and there are doors from either side leading to the **En-suite Shower Room/WC**, which has wash handbasin, toilet, shower cubicle, tiling and obscured glazed window to the rear elevation.

The annex is ideal for a person wishing to work from or a teenager flat.

## Outside

### Garden and Outbuildings

The property has a private driveway from Willow Lane with double timber gates leading into Grange Barn. To the left hand elevation is an **Integral Double Garage (6.22m x 5.50m)** with has two separate wooden doors. There and light to the garage a walk-in storage cupboard and a rear access door to the garden.

The front boundary has a parking area and turning bay for 2 vehicles. The remainder of the front garden has a raised lawn area and is attractively laid.

The rear garden is fully enclosed and south facing and is of low maintenance being predominantly laid to patio areas with raised flower beds and small ornamental pond. The garden has part stone walling to the rear boundary.

## Services

The property benefits from mains electric and water and a Rayburn heating system to the property. Mains sewerage is connected. All windows are double glazed units.

## Council Tax Band F

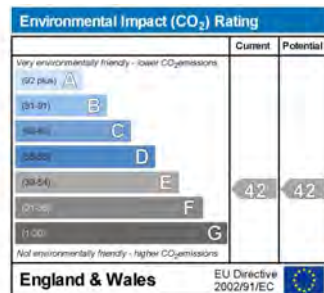
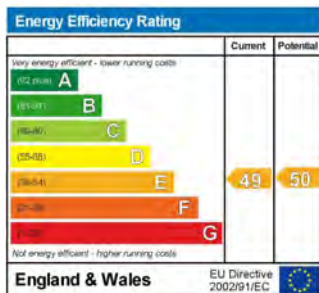
## Local Authority

Corby Borough Council, The Corby Cube, George Street, Corby, NN17 1QG

Tel: 01536 464000

[www.corby.gov.uk](http://www.corby.gov.uk)

**Viewing** Strictly by appointment



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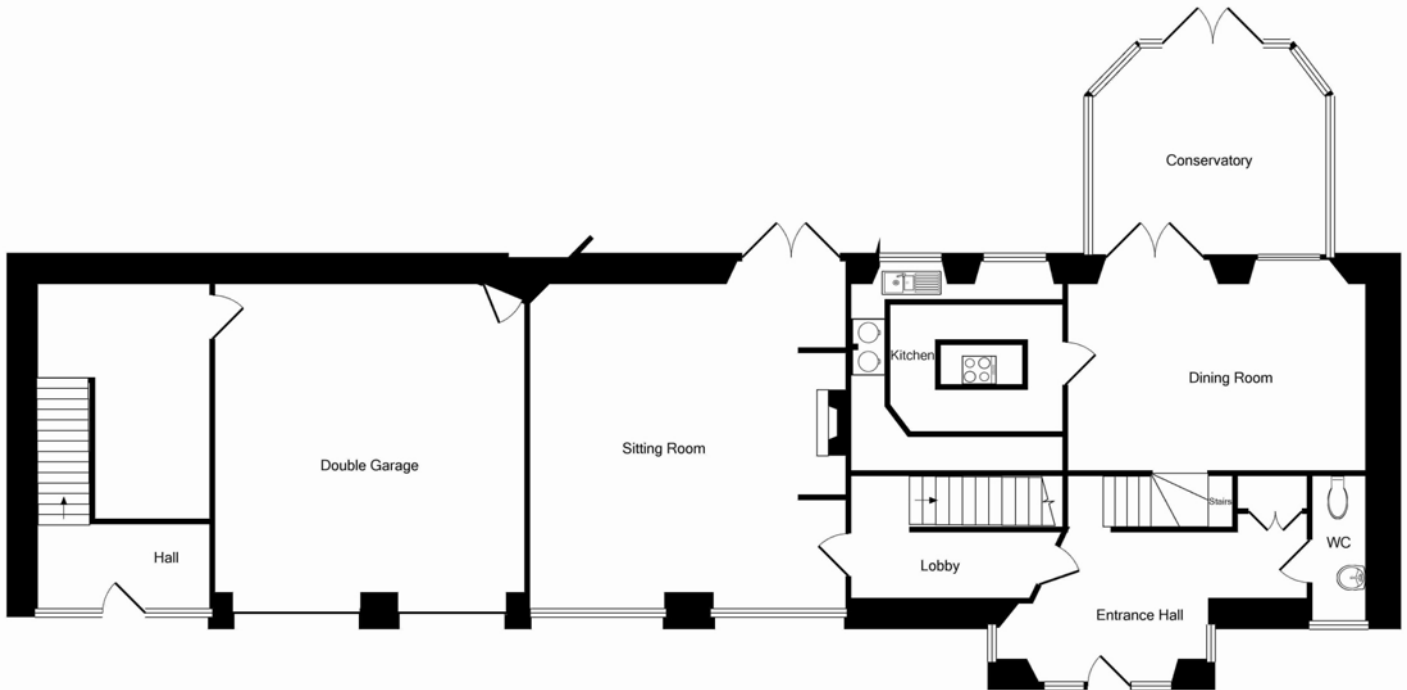
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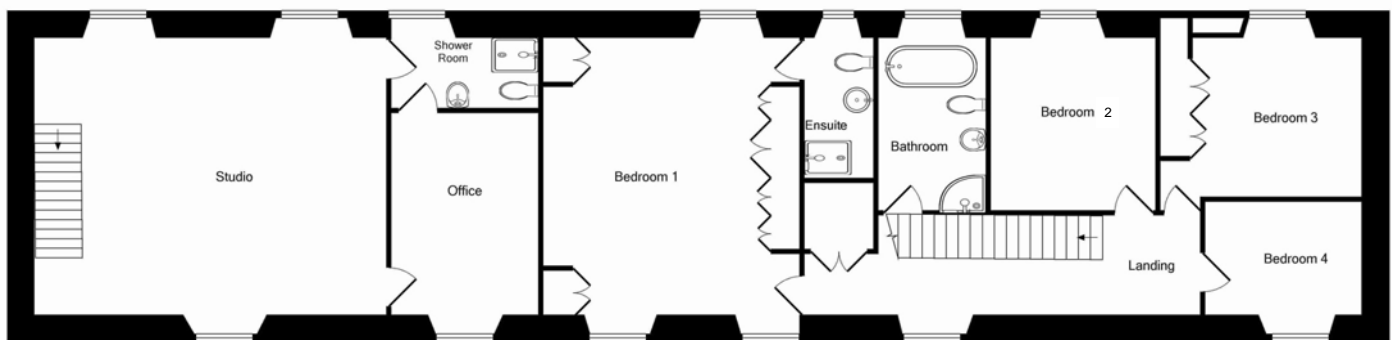
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# Grange Barn, 32 Willow Lane, Stanion, Kettering NN14 1DT

## FLOORPLAN



GROUND FLOOR



FIRST FLOOR

### **Grange Barn 32 Willow Lane Stanion Kettering NN14 1DT**

Total Approx Gross Ground Floor Area = 171.00 sq/m - 1840 sq/ft

Total Approx Gross 1st Floor Area = 163 sq/m - 1760 sq/ft

Total Approx Gross Internal Floor Area = 334 sq/m - 3001 sq/ft

Not to Scale, for identification purposes only.

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