The Gunnery The Gunnery, Lilford

£750,000 Offers Over Freehold

Sharman Quinney

Key Features

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- Rural Location - Barn Conversion with 2.77 acres
- Stone semi-detached Four Double Bedroom Home including Annex
- Superb open country views, spacious accommodation arranged over two floors
- Ensuite to Principal Bedroom, First Floor Family bathroom
- Ground Floor Reception Dining room, Kitchen /Breakfast Room, Dual Aspect Lounge, Spacious Entrance Hallway, Cloaks/Guest/W.c., Small Study

Sharman Quinney are pleased to present this refurbished barn conversion in a semi-rural position enjoying open country views and adjoining paddock land extending to about 2.77 acres. FOUR DOUBLE BEDROOM home including annex, offering versatile living arranged over two floors.

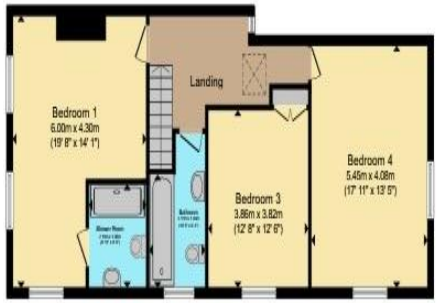
Offering accommodation arranged over two floors which benefits from oil fired radiator central heating, upvc double glazing and briefly comprises:- Entrance hall via part glazed front door with glazed side panel. Tiled flooring, stairs rising to the first floor and a study/ cloakroom w.c off the main entrance hallway comprising suite of low level w.c., pedestal wash hand basin, tiled flooring and splashbacks, extractor fan and glazed window to the side elevation.

The sitting room has a feature fireplace with exposed brick chimney breast and inset wood burner, tiled flooring, bay window to the front elevation and French doors with full length side panels to the garden. The dining room has exposed brick work to one wall, tiled flooring and bay window to the front elevation.

The kitchen/breakfast room is fitted with a modern contemporary style range of kitchen units incorporating a stainless-steel single bowl, single drainer sink unit with mixer tap, base and eyelevel storage cupboards and drawers with wooden work surfaces and ceramic tiled splashbacks. Built-in two single ovens with induction hob and extractor canopy, integrated dishwasher, updated timber effect flooring and window to the front and side elevations. The rear hall has some exposed stonework and half glazed door to the front elevation and leads to the ANNEX Kitchen area with base units, steel sink drainer and cabinetry housing the oil boiler and a separate hot water tank with electric emersion heater. With doorways to a W.C., and to the adjoining lounge sitting area both feature windows to the front elevation. From the Annex lounge is a doorway to the Double sized Annex Bedroom with further door to the luxurious Ensuite Shower room.

On the first floor via stairs and landing with glazed window to the side elevation. The master bedroom with fitted range of wardrobes, access to loft space, two windows to the side elevation and window to the front elevation and en-suite comprising a walk-in shower cubicle with rain shower, low level w.c., pedestal wash hand basin, ceramic tiling to half walls, stainless steel ladder radiator and extractor fan. The family bathroom has a suite comprising panelled bath with rain shower and shower screen, pedestal wash hand basin and low level w.c., ceramic tiling to half walls, stainless steel ladder radiator, extractor fan and glazed window to the front elevation. Bedroom three has a built-in wardrobe, access to loft space and window to the front elevation. The inner landing with a velux window to the rear elevation and

Ground Floor



First Floor

Total floor area 188.8 m² (2,032 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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leads to bedroom two which has access to the loft space and windows to both the front and side elevations.

OUTSIDE

A gated side access leads to the mature garden area which is principally laid to lawn to impressive dimensions, with feature patio area, raised large scale ornamental pond and range of mature trees and shrubs and there's a recent timber construction double length workshop approx. 40 ft in length, with power and light. The garden adjoins the paddock land which is bounded post and rail fencing and by a ditch. and stone wall to the front and post & rail fencing to the ide and rear. There is a cleared area which formally housed timber stables, the garden extends to a range of mature parkland trees and attached brick built two storey former water tower. The whole extends to about 2.77 acres.

General information

The land attached has an agricultural restriction to remain as pastureland.

About Location

The sought-after hamlet of Lilford is 4.6miles or approximately 9 minutes by car from the historic the town of Oundle and the market town of Thrapston 4.4miles both offering wider facilities including supermarket, shops, pubs, schools, doctors and dentists and is surrounded by open countryside The area enjoys good schooling and communication links including mainline services to London from Huntingdon, Kettering, Corby and Wellingborough and Peterborough allow access to the capital within the hour. Lilford is conveniently located for the major road network links via the A605, A14 and A45 leading to the M1 and M6 Contact Sharman Quinney to arrange a viewing today to view this family home with great curb appeal in a quiet and desirable setting and location.

To view this property call Sharan Quinney on: **01832 735589**

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