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“Furlong Barn”





Furlong Barn
Abbey View
Welford
NN6 6JZ



“Furlong Barn”

Neatly tucked away from the road and offering stunning views to the rear over the rolling Northamptonshire countryside, this immaculately presented barn conversion boasts a wealth of old charm while retaining a modern interior, generous proportions throughout, three double bedrooms and ample off-road parking!





Property Highlights

Situated in the heart of Welford within walking distance of the local amenities to include a village shop, petrol station, two pubs, a school and a church. The village provides easy access to both Northampton and Leicester with the smaller towns of Market Harborough and Rugby being nearby. Mainline railway stations can be found in Long Buckby and Market Harborough, and both the M6 and M1 can be accessed within approximately 6 miles.

Entrance through the solid timber and glass panelled front door leading into the welcoming entrance hall with beautiful limestone flooring, you are immediately hit by the character of the building with the brick steps across two levels and an exposed brick wall. Underfloor heating flows throughout the ground floor of the property, with solid oak doors and an oak staircase flowing up to the first-floor landing.

Beautiful living room creating a real entertaining space and the hub of the house. Walking through it's impossible to miss the stunning views beyond giving a real sense of the countryside. Engineered oak flooring flows throughout, with exposed brick walls adding a touch of charm and solid timber French doors open out to the rear garden.

Formal dining room boasting engineered oak flooring, oak double doors and ample space for a large dining table and chairs, perfect for the family get togethers.



Property Highlights

Impressive kitchen/breakfast room, finished in keeping with a countryside feel to it with limestone flooring, a host of eye and base level shaker style units, granite work surfaces, a freestanding Rangemaster 110 cooker, an integrated dishwasher, an under counter integrated fridge and freezer, and space for a freestanding fridge/freezer if required. The breakfast area offers ample space for a four-seater dining table and chairs and a step leads down to the utility area.

Separate utility area with continued limestone flooring, space for a washing machine and tumble dryer, a single bowl sink and a door out to the rear garden.

Guest WC comprising a low-level WC and a vanity enclosed wash hand basin. First floor landing with an impressive ceiling height and a beautiful, exposed timber beam adding to the wonderful character of the property.

Spacious main bedroom offering a picture postcard view through the timber framed window of the beautiful rolling countryside beyond. An impressive ceiling height gives a real sense of space to the room and the dual aspect windows flood the space with natural light. An en suite comprises ceramic tiled flooring, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a wall-hung wash hand basin and a double width shower enclosure with a fitted shower over.



Property Highlights

Generous second bedroom featuring the beautiful original archway from when the property was a barn, a double fitted wardrobe and an en suite shower room. The en suite comprises ceramic tiled flooring, a chrome heated towel rail, a low-level WC, a pedestal wash hand basin and a double width shower enclosure with a fitted shower over.

Double sized third bedroom with a window to the front elevation injecting natural light, ample space for a study area and access to the part boarded attic via a hatch with a drop-down ladder.

Family bathroom in excellent decorative order comprising ceramic tiled flooring, a chrome heated towel rail and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed bath with a fitted shower over.





Outside

Flowing down Abbey View from the High Street, Furlong Barn and the neighbouring properties offer a sense of warmth and charm as you pull into the gravelled driveway with off road parking for four cars. A timber gate opens from the driveway to a pathway leading down the side of the charming, red-bricked property to the front door.

The rear garden has been beautifully designed to make the most of the rolling countryside views beyond the rear boundary. A porcelain paved patio flows from the rear doors leading around to a generous space for a seating and dining area, perfect for entertaining with friends and family. A well-maintained lawn flows around the patio, with a planted border to the left and rear boundaries. A timber shed provides additional storage and beyond the shed is a gravelled area enclosed by trellising with space for bin storage.

Measurements

Entrance Hall
5.66m x 3.43m (18'7" x 11'3")
max

Living Room
7.24m x 4.17m (23'9" x 13'8")
max

Dining Room
4.32m x 3.43m (14'2" x 11'3")

Kitchen/Breakfast Room
6.86m x 3.35m (22'6" x 11'0")

Utility
4.22m x 1.83m (13'10" x 6'0")
max

WC
1.73m x 1.6m (5'8" x 5'3")

Main Bedroom
5.16m x 4.11m (16'11" x 13'6")
max

En Suite
2.01m x 1.3m (6'7" x 4'3")

Bedroom Two
5.23m x 3.51m (17'2" x 11'6")
max

En Suite Two
2.67m x 1.57m (8'9" x 5'2") max

Bedroom Three
4.34m x 3.45m (14'3" x 11'4")
max

Bathroom
2.34m x 2.24m (7'8" x 7'4") max



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

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