

Sulby House Naseby Road, Welford

Offers Over **£850,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS









Sulby House Naseby Road

Welford, Northampton

Modernised four bedroom country home with approximately 1.6 acres of paddock land, a substantial barn, workshops and garaging, ideal for equestrian enthusiasts.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- Beautifully Presented & Significantly Modernised Throughout By The Current Owners
- Approximately 1.6 Acres Of Paddock Land, Offering Excellent Equestrian Potential
- Spacious Four-Bedroom Accommodation, Including Principal Bedroom With En-Suite
- Generous Lounge/Dining Room Plus Separate Snug, Ideal For Family Living
- Modern Kitchen With Separate Utility Room, Drying Room And Useful Boot Room
- Substantial Barn Within The Paddock, Ideal For Horse Owners And Rural Pursuits
- Extensive Range Of Workshops, Stores And Garaging Providing Exceptional Versatility
- Excellent Lifestyle Opportunity Combining Modern Country Living With Space For Horses, Hobbies And Storage

A SUBSTANTIAL AND BEAUTIFULLY MODERNISED COUNTRY HOME WITH APPROXIMATELY 1.6 ACRES OF PADDOCK LAND, A LARGE BARN AND EXCELLENT EQUESTRIAN FACILITIES.

Offering a fantastic combination of modern family living, generous accommodation and outstanding outdoor space, this impressive home has been thoughtfully improved and modernised by the current owners, creating a beautifully presented property that is ready to enjoy. Particularly appealing to those seeking a lifestyle change, the property comes with approximately 1.6 acres of paddock land, together with a substantial barn and a range of additional outbuildings, making it an especially exciting opportunity for equestrian enthusiasts looking for space to keep horses or car enthusiasts looking for storage for classic cars or simply those looking to enjoy a more rural way of life.

Internally, the property offers exceptionally versatile accommodation, with a welcoming entrance leading through to a range of well-proportioned reception spaces. The principal lounge/dining room provides an excellent setting for both everyday family life and entertaining, whilst a separate snug offers a more relaxed and cosy space. The modern kitchen is complemented by a useful utility room, drying room and boot room, providing the practicality that comes with country living. The accommodation has been carefully maintained and updated, with a contemporary finish throughout that allows the next owners to move straight in without the need for significant modernisation.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite facilities, together with a separate family bathroom. The layout provides excellent flexibility for families, visiting guests or those requiring additional space to work from home.

Externally, it is the land and outbuildings that really set this property apart. The approximately 1.6 acres of paddock land provide an excellent opportunity for those with equestrian interests, offering space for grazing and enjoying the benefits of having horses at home rather than relying on external livery arrangements. A substantial barn sits within the paddock land, providing valuable additional covered space and further enhancing the property's appeal to horse owners and those with rural or lifestyle requirements. In addition, there is an impressive range of workshops, stores and garaging, offering considerable flexibility for equipment storage, hobbies, vehicles or potential business use, subject to any necessary consents.

Properties combining such a high standard of modern internal accommodation with their own paddock land, substantial barn and extensive ancillary space are rarely available. Whether you are an equestrian enthusiast looking for a property where you can enjoy keeping horses at home, a family seeking additional land and versatility, or simply someone looking for a more spacious country lifestyle, this is an opportunity that deserves closer inspection.


home


Home is
where the
heart is...









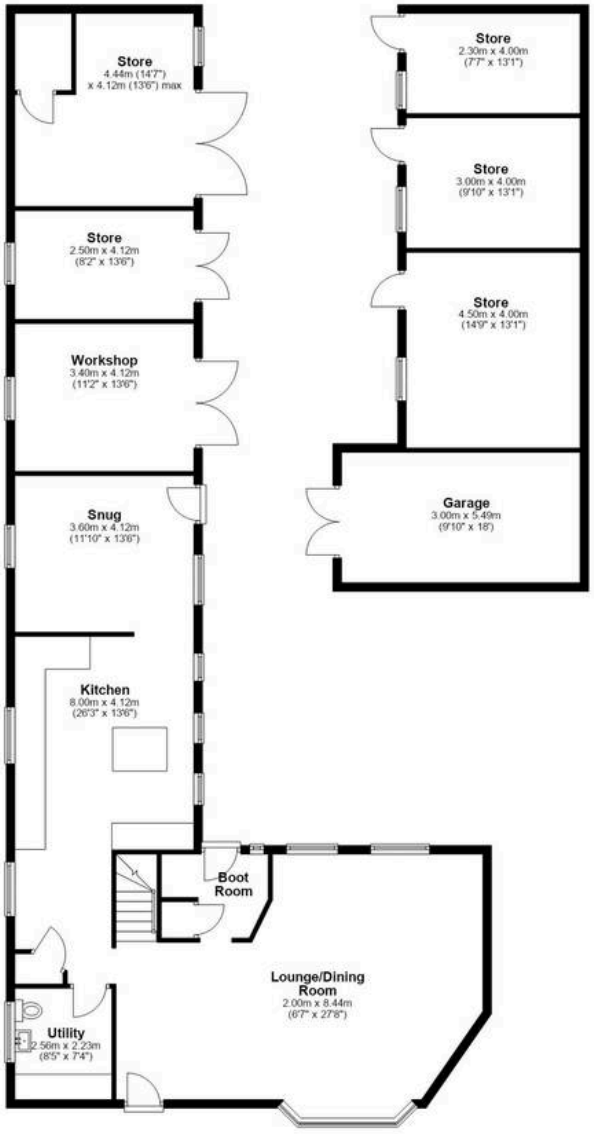



Home


BATHROOM

Ground Floor

Approx. 388.4 sq. metres (4180.4 sq. feet)



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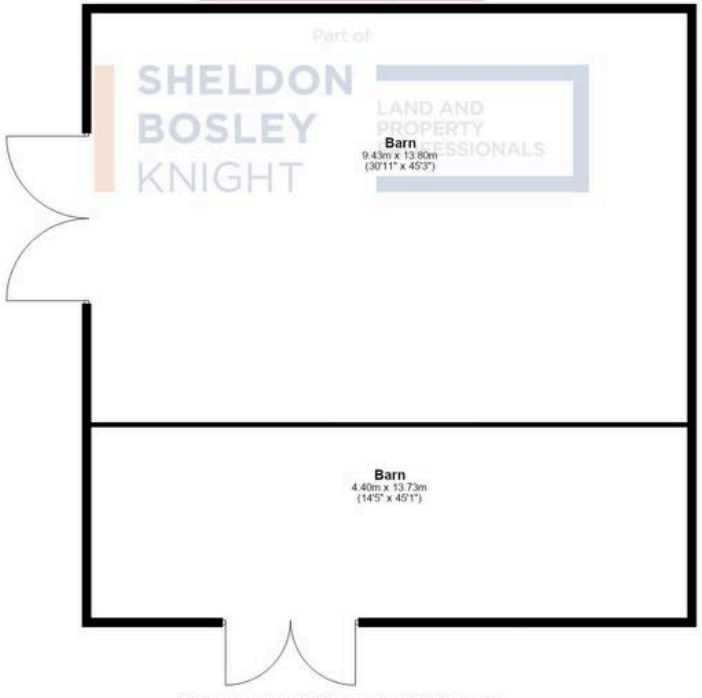

First Floor

Approx. 68.4 sq. metres (736.8 sq. feet)



Total area: approx. 456.8 sq. metres (4917.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.


LOOTILITY ROOM
DRYING ROOM



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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.