



**HENDERSON
CONNELLAN**

ESTATE AGENTS

Cranford Road, Barton Seagrave NN15

"Crafted to Perfection"

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Combining the timeless appeal of a character barn with an extraordinary level of craftsmanship, this exceptional home has been finished to an exacting standard throughout. Situated in this desirable location in Barton Seagrave just a short distance from transport links, schools and local amenities. The interior is outstanding with bespoke crafted fixtures and brimming with character features to comprise entrance hallway, guest cloakroom, fabulous living/dining area with feature fireplace and high-quality kitchen with integrated appliances and granite worksurfaces. Upstairs you will find the bathroom and three generous double bedrooms arranged over two floors. The main room with stunning ensuite and separate staircase to a room above which would make a perfect study or hobby room. Outside the driveway is substantial and the landscaped garden enjoys a good degree of privacy and is designed with low-maintenance in mind. A rare combination of character, quality and craftsmanship, where every detail has been made to impress.

Living Room - 6.53m x 5.49m (21'5" x 18'0")

Guest WC - 1.98m x 0.97m (6'6" x 3'2")

Kitchen - 2.69m x 2.36m (8'10" x 7'9")

Mezzanine/Study - 4.8m x 3.35m (15'9" x 11'0")

Bedroom One - 6.65m x 3.07m (21'10" x 10'1")

Ensuite - 2.54m x 1.88m (8'4" x 6'2")

Bedroom Two - 4.75m x 2.34m (15'7" x 7'8")

Bathroom - 2.26m x 1.88m (7'5" x 6'2")

Bedroom Three - 4.95m x 4.17m (16'3" x 13'8")

- NO CHAIN
- Outstanding Quality Throughout
- Bespoke Handmade Fittings
- Character Features
- Spacious Living
- Three Double Bedrooms
- En-Suite
- Substantial Driveway
- EPC RATING:PENDING
- COUNCIL TAX: D

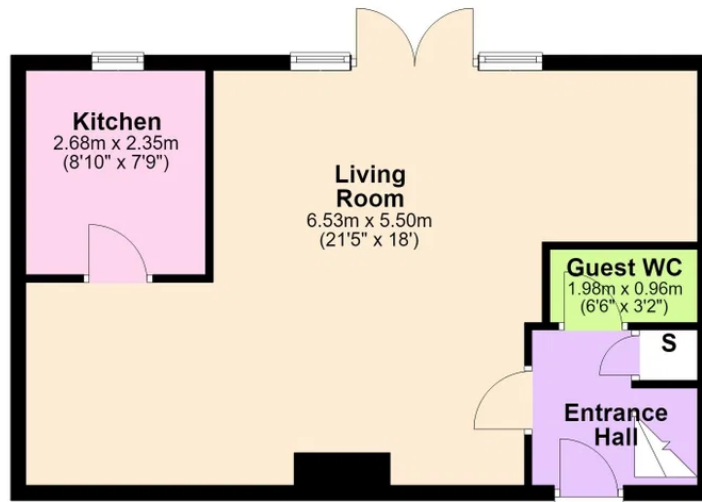
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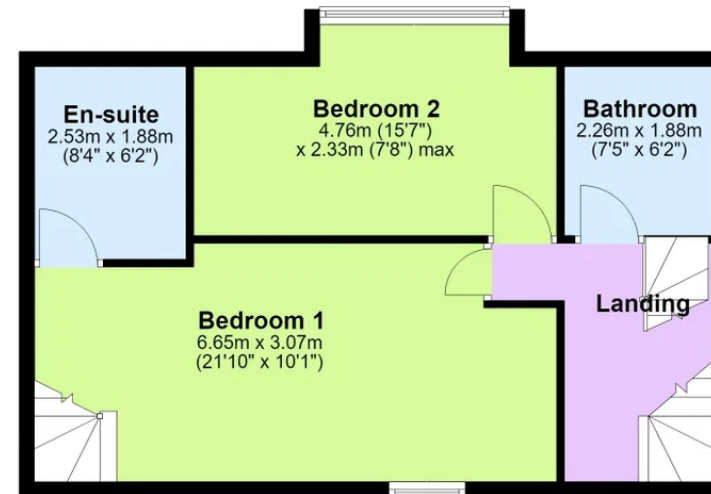
Ground Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.5 sq. feet)



Second Floor and Mezzanine

Approx. 34.1 sq. metres (366.7 sq. feet)



Total area: approx. 132.6 sq. metres (1426.8 sq. feet)