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Thornton Hall Close, Kingsthorpe
Northampton
Northamptonshire, NN2 6PT
£425,000 - Guide Price Barn Conversion



Department: Sales

Tenure: Freehold



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A UNIQUE AND IMMACULATLY PRESENTED FOUR BEDROOM BARN CONVERSION CONVENIENTLY SITUATED WITHIN WALKING DISTANCE FROM THORNTON PARK AND THE LOCAL AMENITIES OF KINGSTHORPE.

GROUND FLOOR

- HALLWAY
- WC
- DINING ROOM
- LOUNGE
- KITCHEN/FAMILY ROOM

OUTSIDE

- OFF ROAD PARKING
- REAR GARDEN

FIRST FLOOR

- BEDROOM (EN-SUITE)
 - BEDROOM (EN-SUITE)
 - BEDROOM
 - BEDROOM
 - BATHROOM
-





THE PROPERTY

A unique and immaculately presented four bedroom barn conversion conveniently situated within walking distance from Thornton Park and the local amenities of Kingsthorpe.

Converted around 12 years ago to a high standard, the accommodation to the ground floor comprises entrance hall, dining room, lounge with log burner, cloakroom and open plan kitchen, dining, living space with door leading to the rear garden.

To the first floor there are four generous bedrooms, two of which have an en-suite's, and a family bathroom.

Outside to the rear there is a pleasant cottage garden with a good degree of privacy, benefitting from gated rear access, patio area, artificial lawn area and a wealth of established shrubs and trees within the borders. To the front of the property there are three parking spaces and pathway leading to the front door.

This special property must be viewed to be truly appreciated. Please call 01604 722197 to arrange an appointment to view.

EPC Rating: C. Council Tax Band: E





MATERIAL INFORMATION

| | |
|----------------------|--|
| Type | Barn Conversion |
| Age/Era | Ask Agent |
| Tenure | Freehold |
| Ground Rent | Ask Agent |
| Service Charge | Ask Agent |
| Council Tax | Band E |
| EPC Rating | C |
| Electricity Supply | Mains |
| Gas Supply | Mains |
| Water Supply | Mains |
| Sewerage Supply | Mains |
| Broadband Supply | Ask Agent |
| Mobile Coverage | Depends on provider |
| Heating | Central Heating, Gas Central Heating |
| Parking | Off-street |
| EV Charging | Ask Agent |
| Accessibility | Wide doorways |
| Coastal Erosion Risk | Ask Agent |
| Flood Risks | Has not flooded in the last 5 years, No flood defences |
| Mining Risks | Ask Agent |
| Restrictions | Ask Agent |
| Obligations | No restrictions, No private right of way, No Public right of way |
| Rights and Easements | Ask Agent |

LOCATION

Once a village in its own right, Kingsthorpe is now a well-established and highly sought-after suburb located to the northwest of Northampton town centre, with the original village tucked away just behind the A508 Kingsthorpe Road. The area begins at the junction marked by the well-known local landmark, The Cock Hotel public house, and continues past the recently regenerated Kingsthorpe Shopping Centre. This vibrant hub offers a wide range of everyday amenities, including two large supermarkets, a pharmacy, bakery, coffee shop, pet store and opticians. Beyond the A5199 Welford Road junction, the main road is lined with an excellent mix of shops, banks, salons, takeaways and public houses, extending towards the popular Whitehills area. Boughton Green Road leads north towards Moulton and passes Kingsthorpe College secondary school, further enhancing the area's strong educational offering. Residential areas just off Welford Road enjoy immediate access to the Brampton Valley Way, providing picturesque countryside walks and cycle routes that are particularly popular with dog walkers, hikers and cyclists. With excellent road links via the A508 and A5199, along with Northampton's mainline rail service offering direct connections to London Euston and Birmingham New Street, Kingsthorpe combines suburban charm with outstanding connectivity, making it one of Northampton's most desirable places to live.

AGENTS NOTES

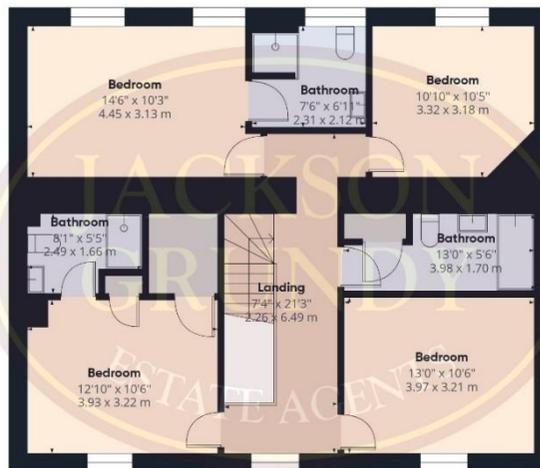
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FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)



Floor 0



Floor 1



Approximate total area⁽¹⁾

1682 ft²

156.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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