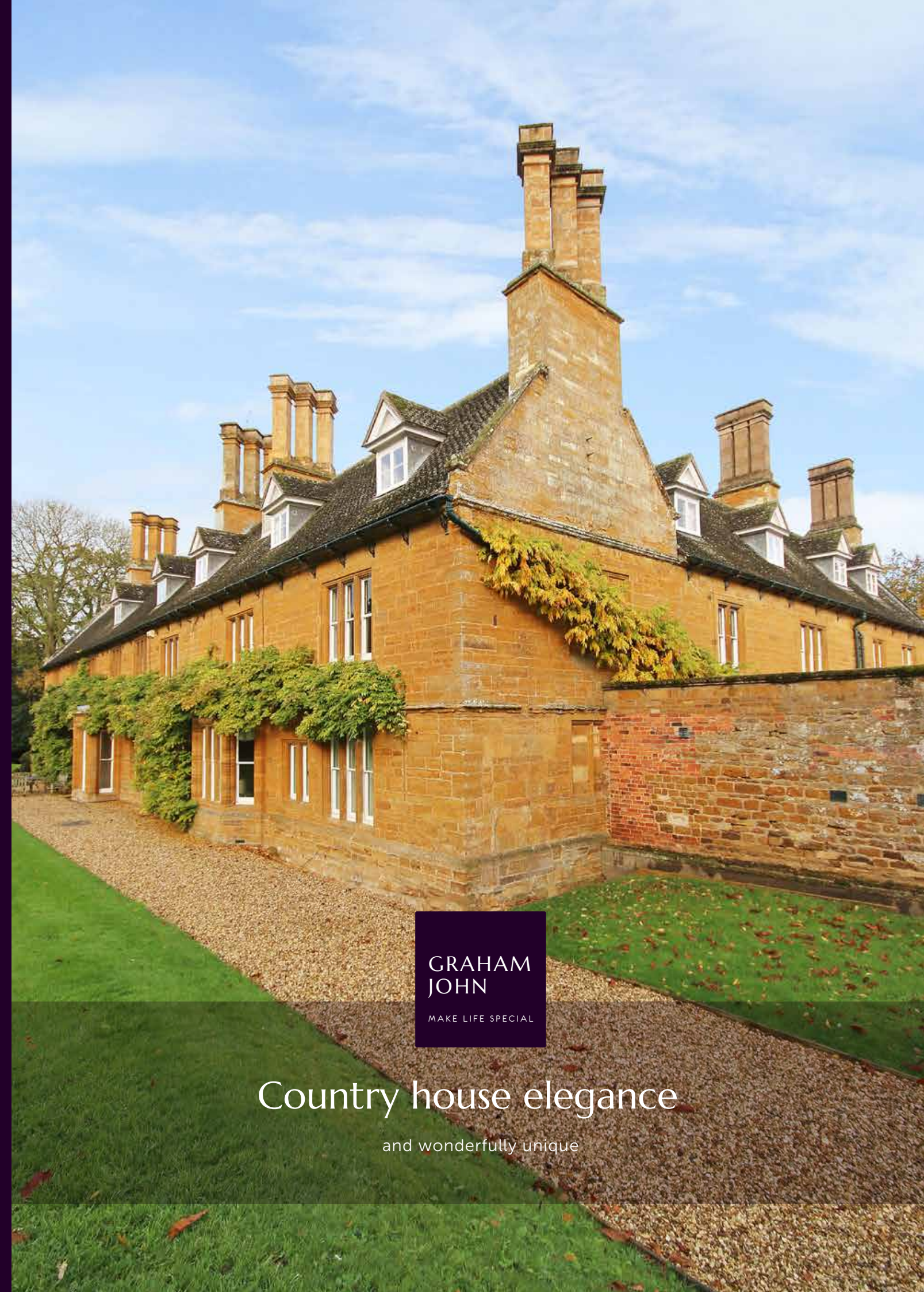


T: +44 (0)1303 474101
M: +44 (0)7875 001499
E: mattyde@grahamjohn.com



www.grahamjohn.com



GRAHAM
JOHN
MAKE LIFE SPECIAL

Country house elegance

and wonderfully unique

Space at every turn

in a fascinating apartment

The Details

*Living room
Dining room
Kitchen/breakfast room
2 double bedrooms
Shower room
En suite bathroom
Cloakroom
Unique accommodation
Full of delight*

This is a delightfully unique apartment, spreading onto the first and second floors, it has space and character aplenty.

The Grange is a captivating building, instantly grabbing your attention. It is set in a superb location looking toward a Grade I listed church, All Saints, is amidst glorious Northamptonshire countryside and beside Cottesbrooke Hall and Gardens.

This is a setting that will charm everyone and is perfect for those who want to feel they have escaped the hustle and bustle of city life, Northampton is around ten miles distant.

A stylish entrance door provides access to this and one other apartment. The apartments entrance hall has storage, something that you will find plenty of throughout this home.

Journey upstairs and you begin a charming voyage of discovery. The conversion of a glorious old building like this should never be ordinary nor boring and this apartment will delight. A stunning hallway, all 24'11" of it makes for a great arena to display the items you would love to have given this much space. A few steps lead you into the kitchen/breakfast room, a fabulous space that will swallow a huge table without flinching and, if you needed to, would allow you to use the dining room as a third bedroom. For those planning to move here from a larger home it just means downsizing will be more about reducing the rooms



A country house feel



Traditional elegance

you have and not necessarily all the prized furniture. Each bedroom has its own staircase providing privacy and further interest. One has an ensuite bathroom the other a shower room beside it.

Outside the grounds provide an area to wander without becoming lost. It will always be a great feeling to step from your front door, around the corner and have that glorious church framed against the skyline.

We could wax lyrical for pages but rather than so that, why don't we arrange to show you around!



A super living room

This home is available for viewing by appointment through Graham John Estate Agents.

+44 (0)1303 474101

Email: property@grahamjohn.com

www.grahamjohn.com





Light pours in



Storage abounds



Perfect for a table

For some, the picture of a kitchen island may appear, if you don't fancy a huge breakfast table here then you may well re-imagine the working space.

There's a grandness to this home and the kitchen is a perfect example. It is a room that will provide a focus for life here and the thought of a stunning table sat in this space engenders visions of laughing faces and memories being made.

It is a place for morning coffee and a glass of wine beside the cookery book, somewhere to share tales and giggle over past events.



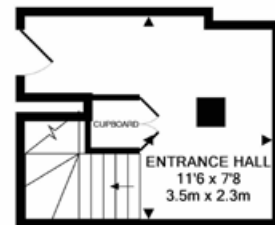
Characterful angles



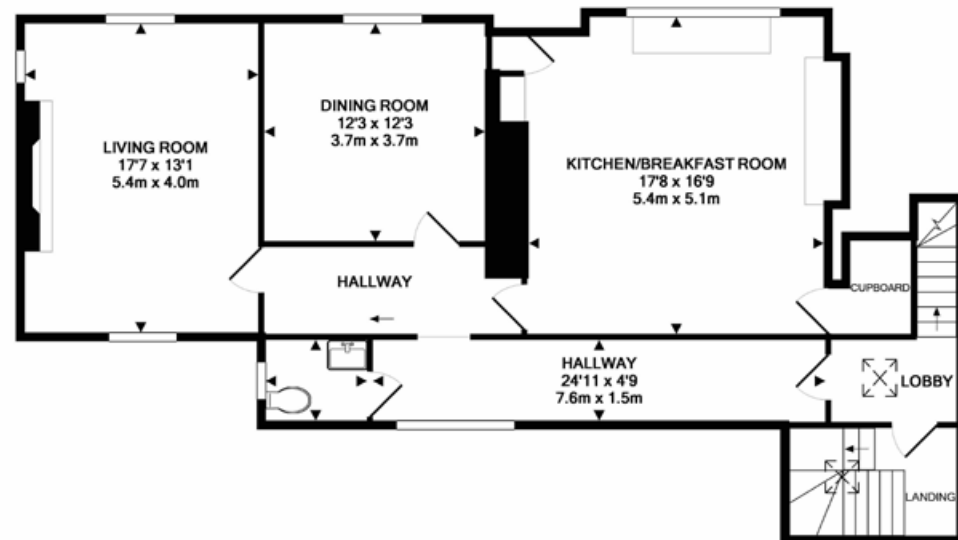
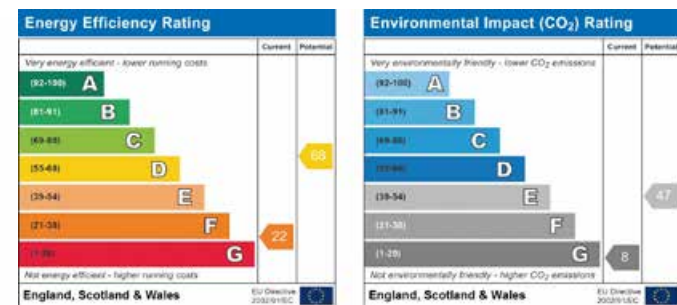
Plenty of storage



The formal dining room



GROUND FLOOR
APPROX. FLOOR
AREA 154 SQ.FT.
(14.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1036 SQ.FT.
(96.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.4 SQ.M.)

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A grand exterior



*Stunning grounds of
Cottesbrook Hall*

From Grade I Listed church to rolling countryside this is a stunning hamlet and somewhere that you can feel you have escaped to. Villages and towns nearby provide recreation, day to day facilities and access to further afield.

Surprisingly convenient then, we think many will be surprised and just how super this will be as a permanent home or as a part time place to rest your weary head and find calm. ■

*A stylish welcome to a
fabulous home*