



# Dychurch Lane

Bozeat, Northamptonshire

oriordanbond  
SALES & LETTINGS





## Dychurch Lane

Bozeat  
NN29 7JP

Guide Price  
£700,000

**This exceptional Grade II listed detached farmhouse sits in a private position in a courtyard adjacent to barn conversions and other family homes. The property was rebuilt and refurbished in 2016 to a very high standard.**

Entrance hallway, farmhouse kitchen/dining/family room with utility room off, sitting room with open fireplace, dining room with log burner and a rear lobby/hallway, with ground floor shower room off. To the first floor are four double bedrooms with a beautifully presented family four-piece bathroom. The property benefits from gas central heating and a mixture of double glazed timber windows and some secondary double glazing to sliding sash windows. Outside, to the front of the house is a gravelled courtyard which leads to the front of the house which also enjoys a small enclosed courtyard garden with a double barn for parking and two further parking spaces. To the left of the house is a single garage with further parking. The rear garden enjoys lovely views and is enclosed on all sides. There is a private terrace area perfect for secluded outside dining. The Farmhouse makes for a superb family home full of character, set in a safe and private environment in great order throughout. (A/2346/XL)

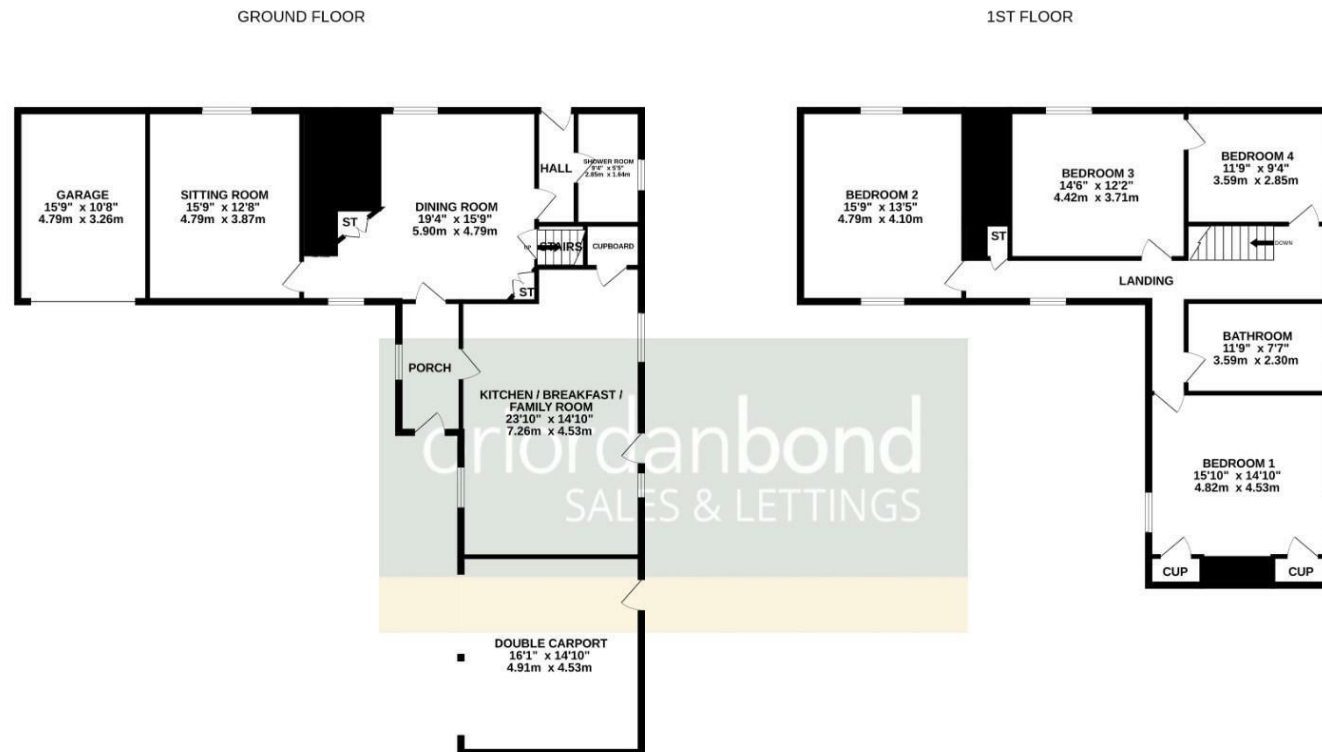
- Exceptional four bedroom Grade II listed farmhouse
- Farmhouse kitchen/dining/family room
- Two reception rooms
- Separate shower room and four-piece family bathroom
- Private rear garden enclosed to all sides
- Ample off road parking, double carport and single garage











SQ FTG EXCLUDES CARPORT AND GARAGE

TOTAL FLOOR AREA : 2346sq.ft. (218.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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