



# Dowthorpe End

Earls Barton, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Dowthorpe End

Earls Barton  
NN6 0NH

Price  
£595,000

A period detached Farmhouse, dating back to 1893, set well back from the road, on a good size private plot of approx. 1/2 of an acre. The property is located in this sought after location and is within walking distance of the thriving village centre of Earls Barton. This stunning three bedroom detached home has been renovated over the years by the current owners and offers good size accommodation including two reception rooms, open plan kitchen/breakfast room and three double bedrooms with an attached Dutch barn being ideal for further development (subject to planning permission.) There is a long driveway with part wrap around mature well stocked gardens with outhouses, loggia and patio areas.

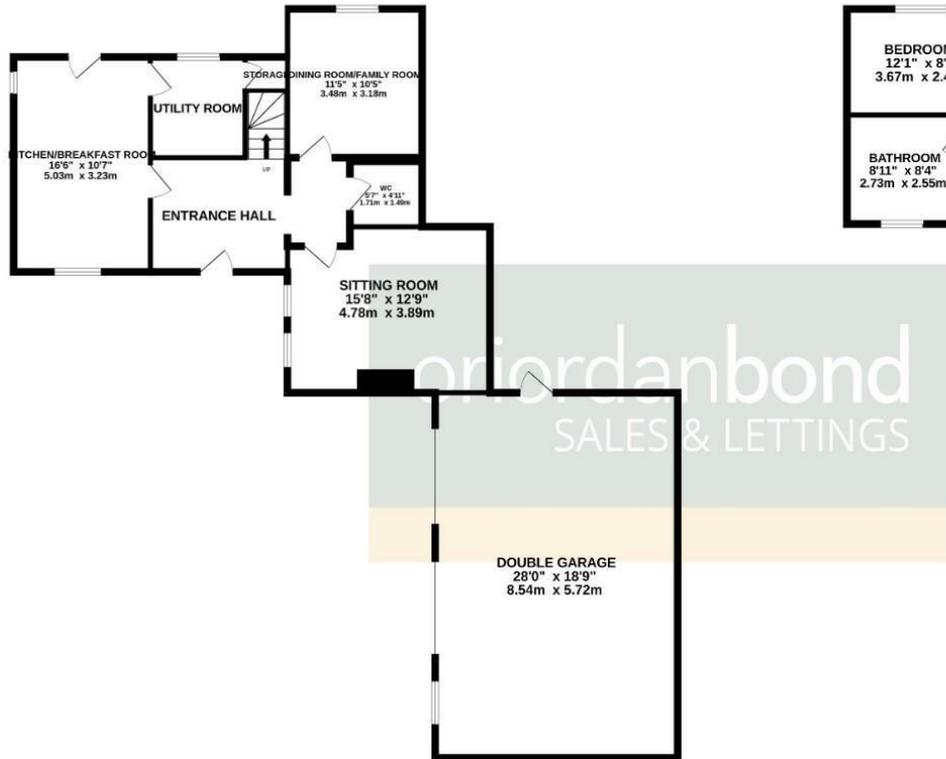
Accommodation comprises large entrance hall, cloakroom/WC, good size sitting room with log burner, dining/family room, farmhouse style fitted kitchen/breakfast room, utility room, spacious first floor landing with doors to the master bedroom with fitted wardrobes, separate shower room, two further double bedrooms and a family bathroom. Outside, the property is approached via a long gravelled drive offering parking for approx. six cars leading to a brick-built Dutch barn providing parking for two cars with further storage and stairs to the upper level which is ideal for a games room or office space. There is a large private partly wrap around garden being south/westerly facing with well manicured mature gardens with formal lawn, patio area and loggia which has two bays which is an ideal location for alfresco dining, two storage barns and further private garden to the side being designed for low maintenance and further entertaining space. (A/1453/L)

- Three double bedroom period detached Farmhouse
- Two reception rooms
- Farmhouse style fitted kitchen/breakfast room
- Separate family bathroom and shower room
- 1/2 acre plot with part wrap around south/westerly facing gardens
- Ample off road parking and brick-built Dutch barn for two cars

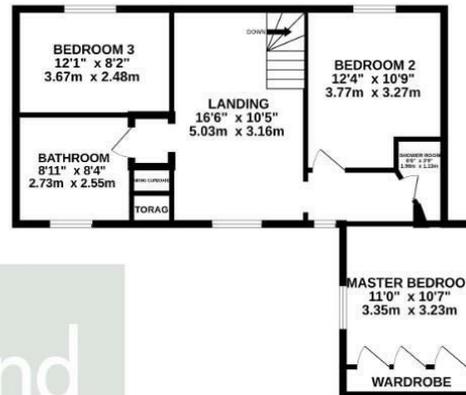




**GROUND FLOOR**  
1209 sq.ft. (112.3 sq.m.) approx.



**1ST FLOOR**  
674 sq.ft. (62.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1883 sq.ft. (174.9 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: C
- Energy Efficiency Rating: E

### 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.

**O'Riordan Bond Earls Barton Sales**

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