

Coach House Stables Glendon

Kettering, NN14 1QE

Simpson Ellson

AN EXCEPTIONAL GRADE II LISTED FORMER COACHHOUSE – SET WITHIN APPROXIMATELY 0.75 ACRES

Dating back to circa 1726 and discreetly positioned within the historic grounds of Glendon Hall, Coachhouse Stables is a truly individual four-bedroom country residence, combining remarkable period character, generous living accommodation and breathtaking views across the rolling countryside.

Approached through the East Gate, shared with just two neighbouring properties, this impressive home enjoys a wonderfully private setting, screened by mature trees and surrounded by approximately 0.75 acres of beautiful grounds. A substantial driveway provides ample parking.

Inside, a welcoming entrance hall leads to a spacious kitchen/family room, elegant living room and versatile study. A magnificent galleried landing adds a wonderful sense of grandeur, while exposed timber beams, original brickwork, traditional shutters and stable doors celebrate the property's rich heritage.

The accommodation includes four generous double bedrooms, two ensuites and two further family bathrooms, offering excellent flexibility for family living and visiting guests.

The grounds are equally impressive. A beautiful stone-walled rear garden enjoys uninterrupted countryside views, with extensive lawns, mature planting and a substantial paved terrace, perfect for outdoor entertaining.

An exceptional collection of outbuildings further enhances this unique home, including a stable barn providing extensive storage, a brick-built workshop with power and lighting, an additional timber workshop, a separate garden room/home office with electricity and an outdoor log store.

Despite its peaceful countryside position, the property remains conveniently located for Glendon Lodge Farm and its amenities, while Kettering offers excellent shopping, schooling and direct rail connections to London.

A rare opportunity to acquire a truly one-off country home, steeped in history and surrounded by beautiful countryside.

£785,000

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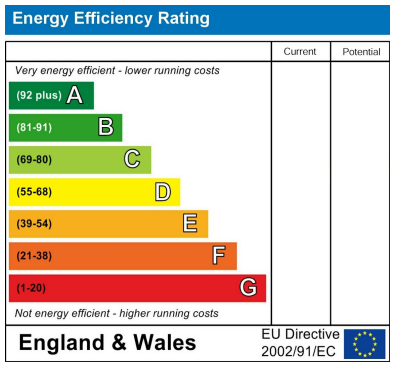


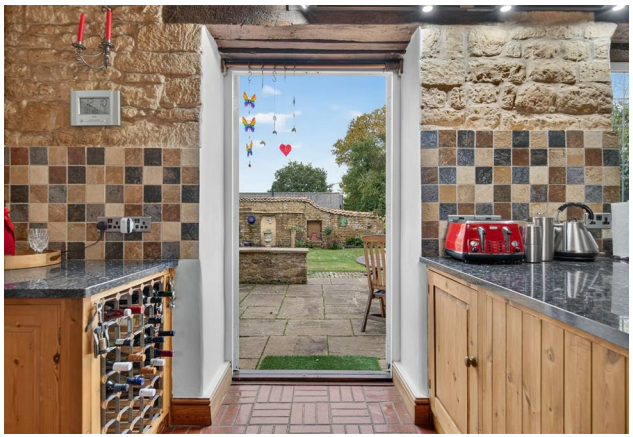


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Ground Floor
Storage
Garden Room/ Office Space
First Floor
Living Room 21'0 x 16'11
Entrance Hall
Kitchen/Dining Room 17'11 x 17'10
Studio/Office 16'8 x 15'10
Bathroom 10'0 x 5'2
Porch
Bedroom 2 17'0 x 9'10
En-suite
Gallery Landing
Bedroom 1 17'11 x 15'1
Wardrobe
Bedroom 4 12'1 x 9'8
Bedroom 3 12'1 x 10'0
Family Bathroom 10'9 x 5'8
En-suite 10'9 x 6'0
Shed




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC





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