



A beautifully presented spacious barn conversion in a rural setting

Kitchen/breakfast room. Sitting room. Utility. Shower room. Conservatory/dining room. Bedroom Two. Bedroom Three. Bedroom four. Bedroom Five. Loft room above bedroom five. Jack & Jill bathroom. Bedroom six. Master bedroom with en-suite. Shower room.

To Let unfurnished £3,250 per calendar month, exclusive



THE OLD DAIRY
CAREYS ROAD, PURY END, TOWCESTER
NORTHAMPTONSHIRE NN12 7NX

JACKSON-STOPS 

DIRECTIONS NN12 7NX

From Towcester take the A5 south towards Milton Keynes. Pass the racecourse and at the top of the hill turn right signed to Whittlebury. Proceed about quarter of a mile and turn left to Pury End. At a T junction in the hamlet turn right and after a long row of cottages on the left with an open field on the right, the entrance to The Old Dairy will be found on the right hand side.

LOCATION

The Old Dairy stands on the western edge of the small rural hamlet of Pury End. Paulerspury about half a mile away has a church, public house, doctor's surgery, well respected primary school and service station with a minimarket. Towcester is the local shopping town and has several supermarkets including Waitrose, a leisure centre and restaurants. Milton Keynes has more extensive shopping, with cinemas, theatre and a main line station on the West Coast Mainline with frequent trains to London. Leisure facilities close by include golf at several courses, motor racing at Silverstone and horse racing at Towcester. State secondary schooling is at Sponne school, Towcester or at Deanshanger. Private schooling at preparatory level includes Winchester house at Brackley, Akeley Wood and Beachborough. Public schools within easy reach include Stowe, Rugby, Uppingham and Oundle.

GROUND FLOOR

Kitchen/breakfast room 9.63m x 4.67m

Stable Door/ entrance door, fitted wall and base units
All integrated appliances, slated tiled floor.

Sitting room 11.58m. x 4.85m

Wood Floor, feature fireplace with dual wood burning stove,
double doors leading to rear garden.

Utility 3.25m x 3.00m

Tiled floor, fitted units and sink side door.

Shower Room

Tiled floor, single shower, W.C, hand basin.

GROUND FLOOR

Conservatory/dining room

Tiled floor, double doors leading to a small outside area.

Bedroom 4 3.58m x 3.45m

Tiled floor, double doors leading to rear garden.

Bedroom 5 5.11m x 2.64m

Wood flooring Window to rear.

Loft room above bedroom 5 4.22m x 2.72

Spiral stairs leading to a loft room.

Bathroom Jack & Jill

Stand-alone bath Single shower, W.C, and hand basin
tiled floor.

Bedroom 6 3.56m x 3.15m

Tiled floor, window to rear.

FIRST FLOOR

Master Bedroom 6.20m x 4.78m

Wooden Flooring, roof velux windows, built in fitted
wardrobes.

Master En-suite

Stand-alone bath, double hand basin, W.C, Wood flooring.

Bedroom 2 5.13m x 3.71m

Wooden flooring, roof velux, built in cupboard.

Bedroom 3 3.99m x 1.93m

Carpet, roof velux window.

Shower Room

Double shower, W.C, hand basin, laminate floor.

OUTSIDE

The property is approached by electric secure gates with off
road parking for several cars.

At the rear the garden is mostly laid to lawn with a patio area.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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SERVICES

Main drainage, water, gas and electricity

LOCAL AUTHORITY

South Northamptonshire Council

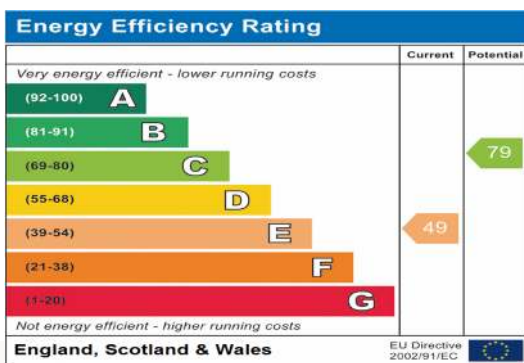
COUNCIL TAX BAND "F"

RENTAL TERMS

Asking rent £3,250 per calendar month. The letting will be on an Assured Shorthold Tenancy. The tenant will be responsible for the usual outgoings (electricity etc) including the payment of Council Tax. Rent will be payable monthly in advance and the agents will require a deposit of £3,750 for the duration of the tenancy.

Application fee of £100 per person and half a month's rent required to hold the property. Check out fees payable at the end of the tenancy.

March 2019



VIEWINGS

Strictly by appointment through Jackson-Stops

Tel: 01604 632991

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