

**Great Billing, Northamptonshire**

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An 18th-century four bedroom detached barn conversion on a 0.25 acre plot, with a private walled garden with an unconverted coach house, a double carport, a garage, and off street parking, in the village of Great Billing.

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# Lingside Farm House

20 Elwes Way, Great Billing,
Northamptonshire, NN3 9EA

4 bedrooms

4 reception rooms

3 bathrooms

EPC Rating Band D

The Northamptonshire ironstone property in a private location, dates back in parts to the early 18th century and has its own stone pillared entrance. A driveway leads to an unconverted two-storey stone coach house which previously formed part of the old rectory. An archway with electric gates, leads to a covered parking area, a double garage and the main property.

The approximately 2,321 sq. ft. of accommodation is set over two floors which includes an entrance hall with a cloakroom and stairs to the first floor. On the ground floor, there are four separate reception rooms and a kitchen/breakfast room with an adjoining utility room.

On the first floor landing there is a storage cupboard. Leading off, the principal bedroom has double windows overlooking the garden and fitted wardrobes. Bedroom two also has fitted wardrobes and bedroom three has an en suite bathroom. The two further double bedrooms share a three piece bathroom.

- Northamptonshire ironstone barn conversion
- Four double bedrooms
- Two en suite shower and bathrooms, family bathroom
- Four separate reception rooms
- Unconverted period coach house
- Private gated entrance
- 0.25 acre plot with walled garden
- Double garage and off street parking

**Additional Information**

- Mains Water, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band F

**Kitchen/Breakfast Room and Utility Room**

Leading off the entrance hall, the kitchen/breakfast room has two windows overlooking the garden. The kitchen area is fitted with a range of wall and base units with tiled splashbacks and complementary worksurfaces incorporating a one-and-a-half stainless steel sink and drainer with a mixer tap, and a peninsula breakfast bar. Integrated appliances include a dishwasher, an eye level oven and grill and a four ring gas hob with an extractor over. An opening leads to the utility room which has an additional sink and space for further appliances and storage.













**Outside**

The private walled garden is laid to lawn, with established flower and shrub borders. A block paved path leads to the front door, the garden room and side access to the garage. The paved patio to the side of the property is accessible from the snug/office. The garden store has an attached Mediterranean style open barn, ideal for al fresco seating and entertaining. A separate two storey period coach house has potential to convert to a detached annexe, subject to planning permission.

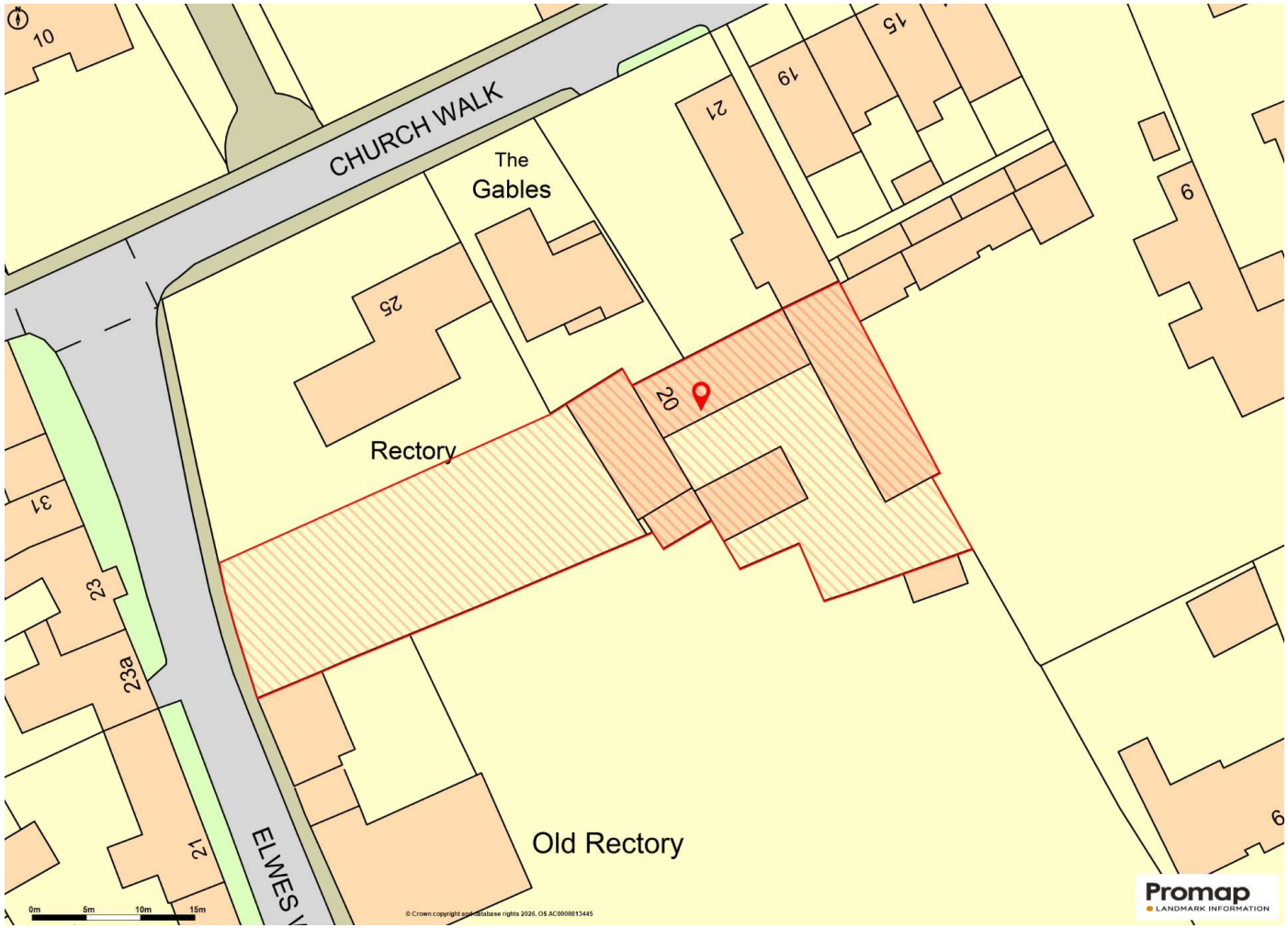


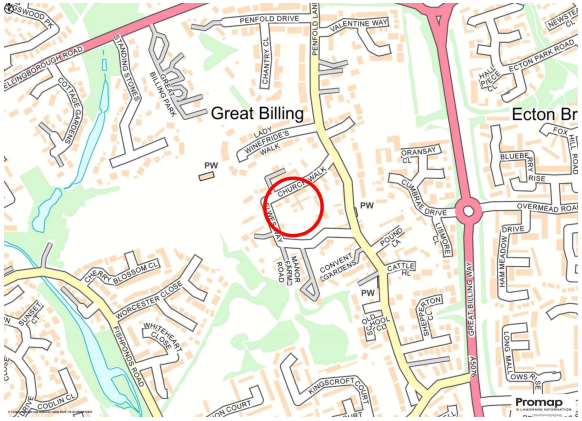
Total = 3951 sq ft / 367 sq m
Approximate Area = 2321 sq ft / 215.6 sq m
Coach House / Barn = 841 sq ft / 78.1 sq m
Garage = 277 sq ft / 25.7 sq m
Outbuilding = 512 sq ft / 47.5 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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**Situation and Schooling**

Great Billing Park is located to the east of Northampton town centre. The village of Great Billing has a church and public house, while Weston Favell has a shopping centre and leisure club. The conservation area includes a variety of architectural styles where the use of sand-coloured limestone and darker ironstone with Welsh slate roofs predominates. The property is situated within the catchment area for Weston Favell Academy. Private schools include the High School for Girls at Hardingstone and Wellingborough School, both of which are approximately 6.5 miles away.

8 miles from M1 junction 15

6 miles from Northampton

51 minutes from Euston


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