



**APARTMENT 5, THE HALL**  
Brockhall, Northamptonshire

Carter Jonas

## APARTMENT 5 THE HALL BROCKHALL NORTHAMPTONSHIRE NN7 4NS

Communal Reception Hall • Entrance Hall • Drawing Room • Stunning Kitchen and Dining Room • Master Bedroom with Bathroom En Suite • Second Double Bedroom • Shower Room

### DESCRIPTION

The Hall was restored and converted into seven individual apartments in 2000 and the magnificent setting can be enjoyed from all principal rooms. The apartment retains an abundance of charm and character with many period features including original stone fireplaces and doors, arched, mullioned and leaded windows with window seats and impressively high, decoratively corniced ceilings.

Apartment 5 has been lovingly maintained and updated by the present owner, in keeping with the style of the period, with a Fraser James French Oak kitchen, fitted cabinets and walk in wardrobe.

The rooms are light and airy and of exceptionally generous and elegant proportions. The apartment offers total privacy and low maintenance whilst benefitting from 13 acres of beautiful, private residents grounds in a rural setting. The long, sweeping, tree lined driveway leads to the front of this outstanding property where there is allocated parking for two vehicles.

### ACCOMMODATION

The entrance to the building is to the rear where the entrance door opens into a stunning reception hall, which has a sweeping stone cantilevered staircase with decorative wrought iron balustrading rising to the first floor.

Fitted cabinet storage available on main and secondary landings.

The generous split level reception hall in the apartment opens to all rooms.

**FABULOUS FIRST FLOOR TWO BEDROOM APARTMENT LOCATED IN A GRADE II\* LISTED JACOBAN HALL WHICH IS SET IN 13 ACRES OF PRIVATE PARKLAND.**



The elegant drawing room has an open stone fireplace, windows to the southern elevation and a range of bespoke fitted cabinets and recessed alcove shelving, by local craftsmen at Fraser James. Oak flooring.

Kitchen and dining room providing a focal place for entertaining and dining with double aspect windows with window seats. The kitchen has been fitted with an extensive range of hand painted French Oak wall and base cabinets and drawers by Fraser James. The large island provides plenty of storage, with cupboards, drawers and wine rack and the magnificent marble work surfaces are a wonder to behold. Integrated appliances include 5 ring induction hob with extractor canopy fitted into bespoke surround, twin electric ovens, dishwasher, hot water tap, space and provision for American Style Fridge Freezer and washing machine.

The principal bedroom enjoys an aspect to the front of the hall and has an innovative, curved Fraser James walk in wardrobe which provides plenty of hanging space and shelving. Well proportioned en suite bathroom comprising roll top bath, quadrant shower, toilet and fitted vanity cabinets and shelving with granite tops, and inset wash hand basin.

Second bedroom with a range of fitted wardrobes, dressing table, and shower room comprising shower, wash hand basin in vanity unit and toilet

#### **OUTSIDE**

To the front of the property there are two designated parking spaces along with ample parking for visitors. The 13 acres of private parkland surround the building and are for the private use of residents only. A long private driveway leads you to the front of the building, really creating a jaw dropping first impression.

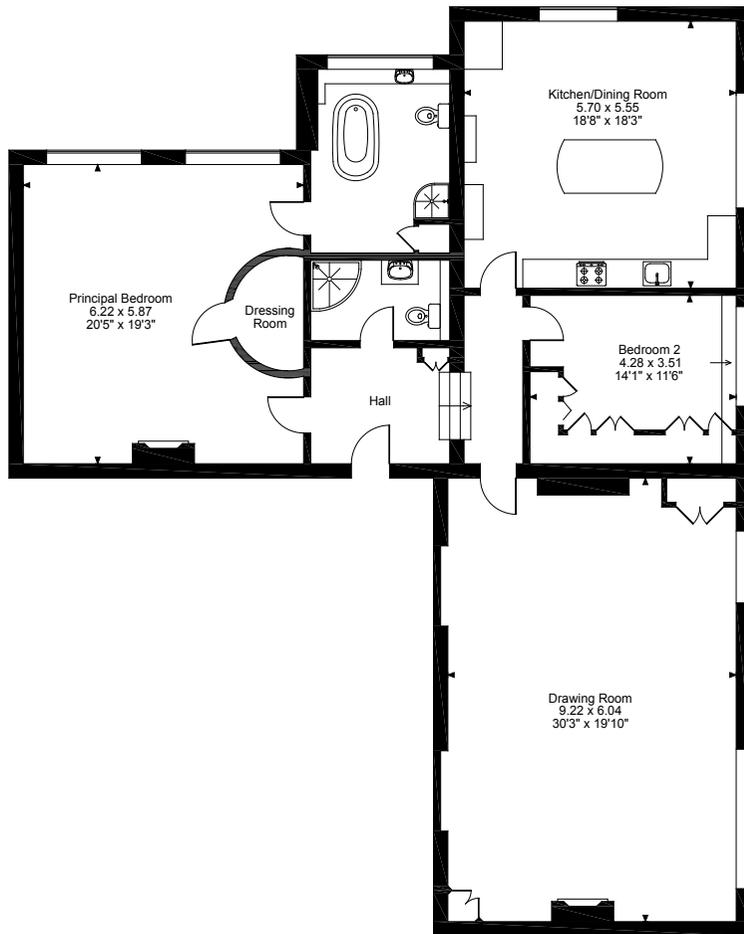
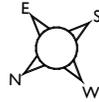
## **ADDITIONAL INFORMATION**

**Tenure:** Leasehold - 999 year lease commencing 1st April 2000. Current service charge for the property is £314.00 per month which includes water & drainage charges, building insurance, cleaning/maintenance of common areas and maintenance of the building.

Each of the owners have a share in the Freehold of 13 acres of Brockhall estate



Apartment 5, The Hall, Brockhall, Northamptonshire  
Approximate Internal Area  
174 Sq M/1873 Sq Ft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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