

THE MODERN HOUSE



*Finedon, Northants
Sold*

The Factory

This impressive property is a very rare example of an entire former factory in use as a single residence. Built around 1900 as a shoe factory, it was converted into a home by the current owners in 2008 with the assistance of the London-based architect Richard Grey. The spaces have been left largely in their original condition resulting in over 4,800 sq ft of light, open plan space with wonderful industrial detailing.

The Factory can be found on a quiet residential road in the Northamptonshire village of Finedon. A short distance away is Wellingborough, an historic market town that can be reached by rail from London St. Pancras in just 45 minutes.

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Northamptonshire is famed for its shoe factories, the vast majority of which have now been demolished or converted into apartments. This excellent example of a turn of the century factory still features its original expansive glazing, exposed wooden floors and exposed rafters. The architect Richard Grey has cleverly utilised the existing two mezzanines and canopy walkway by installing two spacious bathing areas. These contain two separate showers and a bath.

The striking main space benefits from the addition of a suspended wood-burning stove (available by separate negotiation) and low-level built-in custom-made storage. The room is loosely divided into a kitchen area, dining area and two seating areas. The kitchen is formed by a number of freestanding units (also available by separate negotiation). The building has gas fired central heating.

There is a separate study as well as two WCs just off this main space. The lower ground floor, apart from a small store room, is one large open plan space. Currently divided by curtains to provide further bedroom space, reception space and storage, it could be formally arranged and walls added to provide further bedrooms or work space if necessary.

There is a courtyard to the side of the property that could be used either as a garden or as off-street parking.

The Factory is located on the edge of the village of Finedon where there are open fields and many pleasant walks to enjoy within a very short distance. Finedon is an attractive large village that is home to a wealth of historic buildings including what is thought to be Britain's oldest pub, The Bell Inn, built in 1098. There are a number of shops and sporting facilities in the village in addition to a well regarded infants and junior school.

Further facilities can be found in Wellingborough (approximately 5 minutes drive), which runs rail services to London St. Pancras in just 45 minutes. Other larger towns nearby include Kettering and Northampton.



*North England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.