

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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**Corby**  
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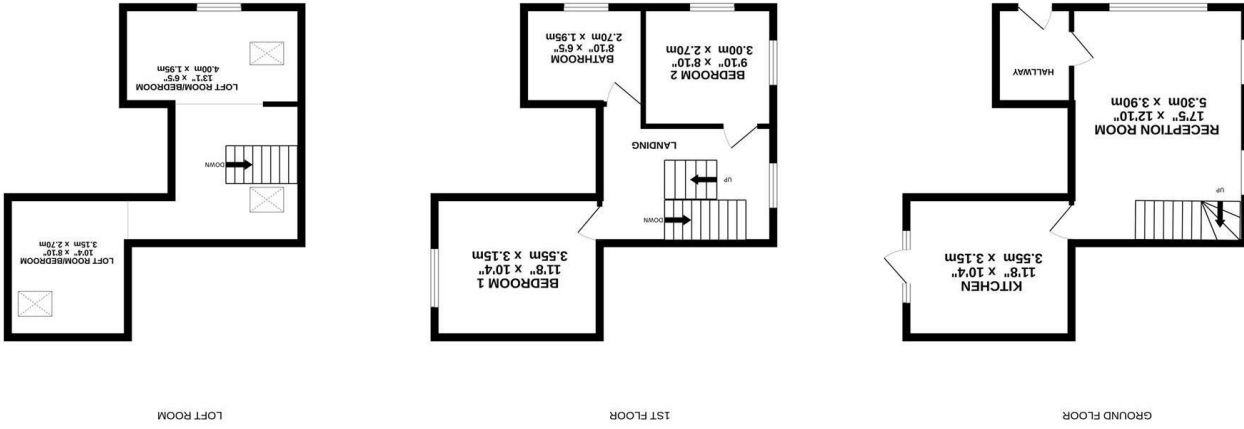
**Thrapston**  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

**Rothwell**  
30 HIGH STREET  
ROTHWELL  
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NN14 6BQ

**Kettering**  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ

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Made with Metropix 2023

TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.



2 Barley Cottage North End, Hallaton, LE16 8UJ  
£250,000

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Barley Cottage - Nestled away, within the sought after village of Hallaton, is this rarely available two/three bedroom cottage that originally stood as a 19th century granary and stable block. The beautiful village of Hallaton offers a range of amenities including two public houses, Hallaton C of E Primary School, St, Michaels and All Angels Church, The Hallaton museum, a sports field with tennis courts, and a village hall. The characterful accommodation boasts a large reception room, kitchen, a four piece bathroom and two double bedrooms to the first floor with the potential for a third bedroom within the converted loft. Externally there is a paved patio area that could be used for off road parking, if required.

Entry to the property is gained via the spacious hallway which provides space for coats and shoes and gives access to the reception room. The large reception room benefits from dual aspect windows along with plenty of space for both living and dining furniture, if desired. Fitted with a modern suite, the kitchen comprises a range of eye and base level units as well as an integral oven, hob and extractor. There is also space for further appliances and dining furniture. Rising to the first floor landing you are able to access both double bedrooms, the bathroom and the loft room (that has previously functioned as a third bedroom). The bathroom comprises a four piece suite including a bath tub, shower cubicle, low level WC and wash hand basin.

Council Tax Band: C  
EPC Rating: D



**Reception Room**  
17'4" x 12'9" (5.30 x 3.90)

**Kitchen**  
11'7" x 10'4" (3.55 x 3.15)

**Bedroom One**  
11'7" x 10'4" (3.55 x 3.15)

**Bedroom Two**  
9'10" x 8'10" (3.00 x 2.70)

**Bathroom**  
8'10" x 6'4" (2.70 x 1.95)

**Loft Room/Bedroom**  
10'4" x 8'10" (3.15 x 2.70)

**Loft Room/Bedroom**  
13'1" x 6'4" (4.00 x 1.95)

