

Berry Green Cottage, High Street

Finedon NN9 5JN



EXPERIENCE EXCELLENCE



BERRY GREEN COTTAGE
1 HIGH ST.

33 682850



The house has just been newly redecorated and has had new carpets installed throughout, making it move in ready. New home, new start, new business- don't hesitate to view- this is a must see property to appreciate its value and potential.

This is truly a rare opportunity to acquire a stunning, Grade II listed three/ four bedroom property which has impressive, spacious and versatile accommodation spanning across its three floors, as well as a separate self-contained shop/office unit. Dating back to the mid 1800's and built in the attractive richly coloured local ironstone, the house, Berry Green Cottage has been lovingly maintained, preserving its historical essence, with its exposed beam, feature fireplaces, window seats and shutters, whilst offering modern comforts.

Location

The property is positioned within the heart of Finedon and benefits from a wealth of local amenities on the doorstep, such as; supermarkets, a public house, primary school and a medical centre. With a park a stones throw away, the popular town enjoys a central position with good road links close by and easy access to Wellingborough and Kettering mainline train station, with frequent trains to London, travel time just one hour.

Services

Mains water, electricity, gas fired central heating and mains drainage supply.

Tenure: Freehold

EPC Rating: Exempt

Council Tax Band: C







Commercial (Class E Use) Premises- (924sq.ft)

Adjoining the house, you will find the versatile retail/office unit (Class E use), which fronts onto the High Street in Finedon and provides the perfect space for various business endeavours. With approximately 925 square footage of space, the premises is entered via a glazed front door, flanked by two large glazed display windows and opens into a generously sized room. Steps rise up to two further areas, one of which offers access out to the rear and a staircase rising to the first floor room and a guest w/c. There is also access to a cellar space, which too offers a door to the rear. This impressive space can be for the house owner's own use or be rented out to generate investment income, (or subject to planning permission, could be converted to residential accommodation).

Main House

The front door opens through into an inviting wood panelled entrance hall, with the a staircase rising to the first floor landing and doors accessing the ground floor reception room and the kitchen/breakfast room. The ground floor reception room has a feature fireplace, a deep window with a window seat and has the flexibility to function as a dining room or living room. Laid with a terracotta tiled floor, the kitchen comprises a range of eye and base level units and integrated appliances, which includes; an oven, hob, integrated dishwasher, washing machine and a fridge/ freezer. There is also plenty of space to accommodate a breakfast table and chairs, along with access out to the rear garden.



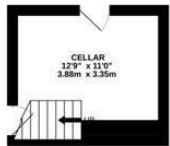
Boasting dual aspect views, the main reception room lies on the first floor and enjoys a stone feature fireplace and access to a recessed storage cupboard (this room could also be used as a bedroom). A split level landing leads to a substantial double bedroom and the good sized family bathroom. Featuring half height panelling, the bathroom is complete with a low level w/c, a pedestal wash hand basin and a bath with a shower attachment. You will also find two recessed cupboards and fitted cupboards housing the gas-fired boiler and hot water cylinder.

A second staircase leads to the top floor and opens into an airy bedroom with a vaulted ceiling and characterful beams. A door leads through to the main bedroom, which has a sizeable dressing room area with generous fitted wardrobes and access to an en-suite bathroom. Laid with original floorboards, the en-suite is fitted with a shower cubicle, a roll top bath, a high level w/c and a vanity unit.

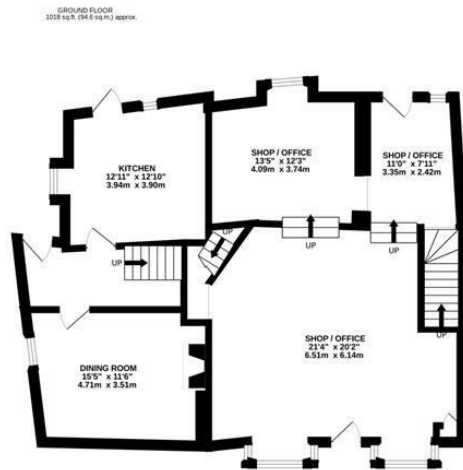
Outside the established rear garden is highly private and is mostly laid to lawn with mature shrubs to the borders and a paved patio area. There is also a shed and access to the rear of the retail premises.



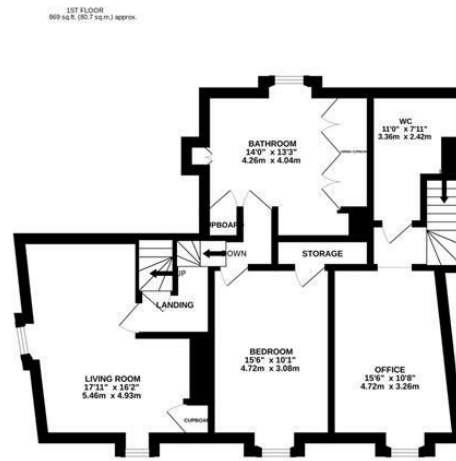
BASEMENT
130 sq ft. (12.1 sq m.) approx.



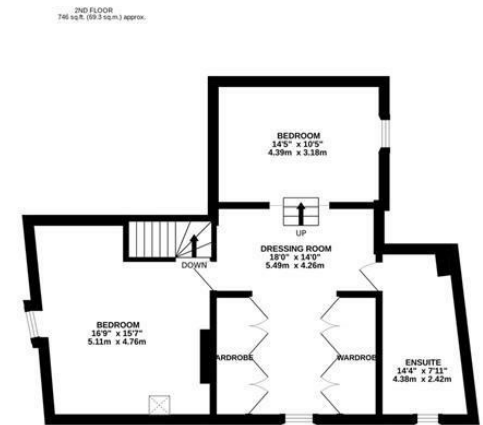
GROUND FLOOR
1018 sq ft. (94.6 sq m.) approx.



1ST FLOOR
869 sq ft. (80.7 sq m.) approx.



2ND FLOOR
746 sq ft. (69.3 sq m.) approx.



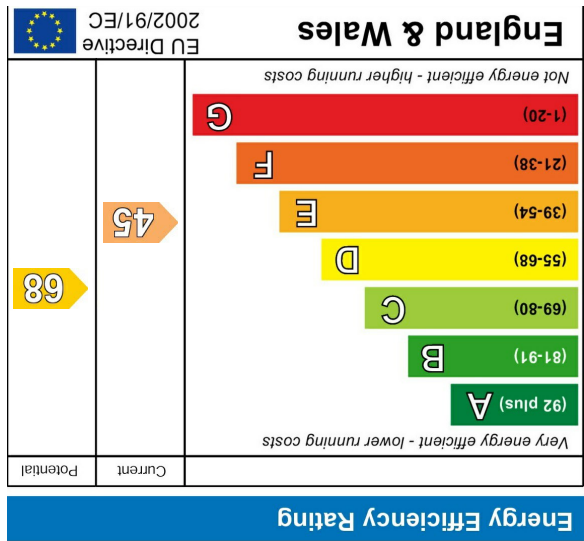
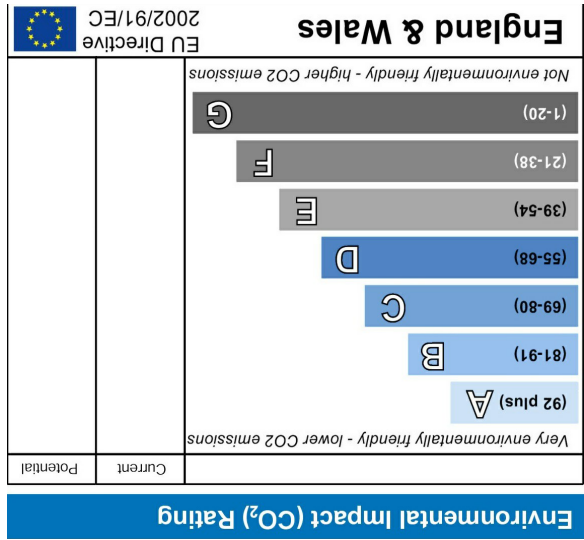
TOTAL FLOOR AREA : 2763 sq.ft. (256.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.

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