

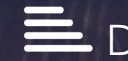
# CHARLES ORLEBAR

Estate Agents & Auctioneers



6 Woodwell Cottages, Woodwell, Northamptonshire, NN14 3AN

Offers In Excess Of £325,000









# 6 Woodwell Cottages

Woodwell, NN14 3AN

- Rural property
- Ample Parking
- Back garden backing onto river
- Lpg gas heating
- Large plot
- Multiple large outbuildings with one being over 18 ft x 21 ft
- Immaculate condition
- Shared cesspit

Charles Orlebar presents - Looking for rural life? On the very outskirts of this East Northamptonshire village, there are just 12 houses at the end of this lane where time seems to stand still, and this is a place to come home and relax, tucked away from any commercial activity. Rarely do little gems like this come onto the market, and this very unique and stunning cottage also offers an abundance of outbuildings and outside space.

Looking at the cottage itself, the current owners have lovingly made this into a beautiful home - downstairs, there is a natural flow to the open plan kitchen/diner and sitting room; and both rooms are immaculately presented with quirky and striking but tasteful touches to the decor. The separate conservatory overlooks the courtyard garden and feels like the perfect space to curl up with a book. Upstairs both bedrooms are peaceful havens to retire too at the end of the day. the bathroom with its separate shower is again immaculately presented but also very striking with its wonderful colour scheme.

Outside, there is so much to offer - in terms of both outbuildings and space. With no grass, the garden area by the work may be low maintenance but the raised beds make us think this would be a wonderful place to grow vegetables, and maybe have chickens too. The huge garden room could easily be a massive man cave/snooker/room/cinema room or it could equally be perfect for car/motorbike restoration, and there is also a workshop with plenty of storage space too.

To find out more - take a look round with George's video tour or call George or Lucy on the number below.

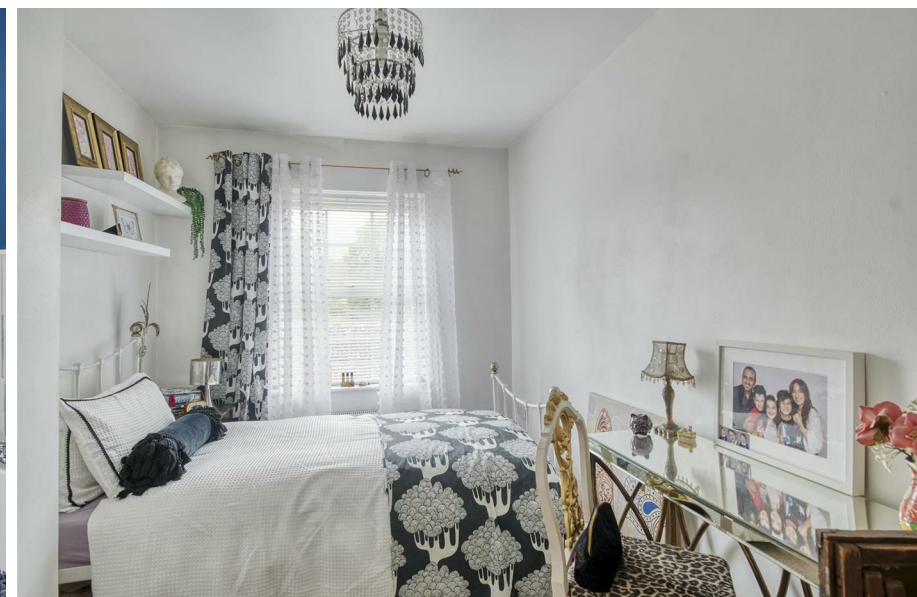


Offers In Excess Of £325,000



Utility	6'1" x 5'7" (1.85m x 1.69m)
Kitchen/Dining Room	11'4" x 15'5" (3.45m x 4.70m)
Living Room	11'3" x 11'9" (3.43m x 3.57m)
Conservatory	
Hallway	
Landing	
Bedroom 1	11'9" x 11'9" (3.58m x 3.57m)
Bedroom 2	12'7" x 7'5" (3.83m x 2.27m)
Family Bathroom	
Garden Room	
Storage	
Workshop	



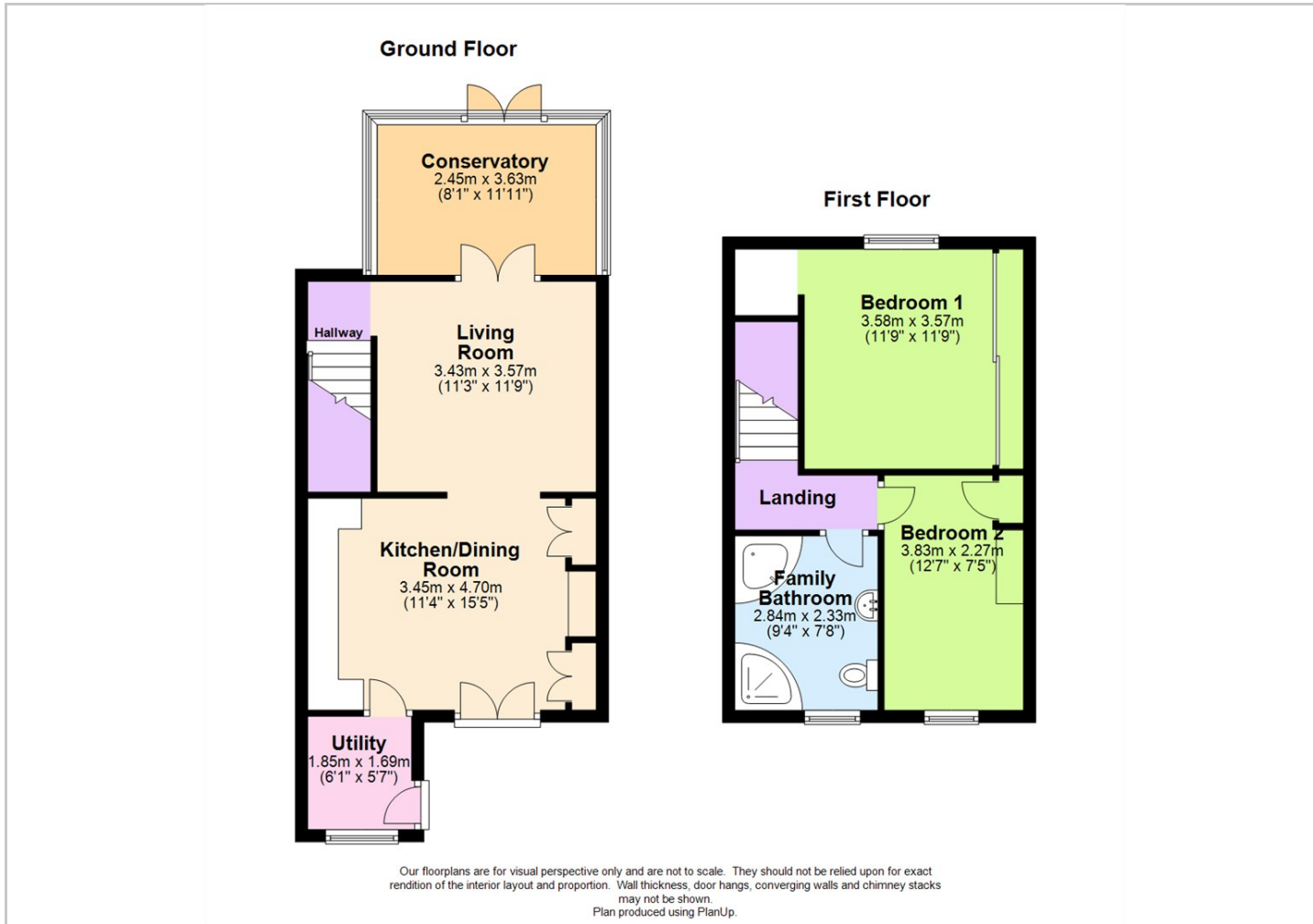








## Floor Plans



## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

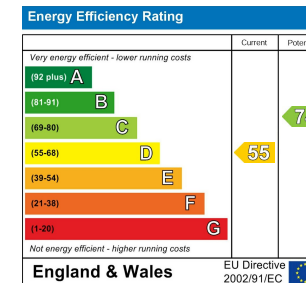
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**CHARLES ORLEBAR ESTATE AGENTS** 9-11 High Street, Rushden, Northamptonshire, NN10 9JR  
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

## Location Map



## Energy Performance Graph



**Council Tax Band: B**

**Tenure: Freehold**