



Mill Farm Cottage Barnwell Road, Oundle, PE8 5PB

 **NEWTON FALLOWELL**

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Key Features

- Stone build detached home
- Three bedrooms
- Wrap around extension
- Multiple reception rooms
- Approximately 0.3 acres of land
- Two garages and converted office
- Summer house and studio in the garden
- Landscaped gardens with stunning field views
- EPC Rating D
- Freehold

£650,000





This charming property comprises an exquisite Georgian stone cottage nestled within a picturesque landscape, boasting expansive views of the Nene valley countryside. The property has been renovated, modernized, and expanded in recent years, resulting in a gracious and comfortable dwelling that harmonizes with its idyllic surroundings. Situated on a generous plot of aprx 0.3-acres, the property features a collection of outbuildings, including a stone-constructed home office, garages, and a versatile summer house/workshop.

The interior of the house offers impeccably appointed living spaces with an extension expanding the ground floor and offering captivating views of the farm fields.

Upon entering through the front door, a welcoming hallway reveals doors leading to a cozy snug and the living room. The living room offers an inviting inglenook fireplace with a wood-burning stove, which serves as a snug focal point, while exposed beams contribute to its character.

The snug, also with a front-facing window, features a stone fireplace. Adjacent to this space is the well-appointed kitchen, equipped with oak wall and base units complemented by granite work surfaces and an inset Belfast sink. Integrated appliances encompass a fridge/freezer, dishwasher, electric oven, and gas hob with an extractor overhead. An additional Rayburn stove stands to the side, providing both heating and an extra cooking facility. The kitchen seamlessly flows into the dining and family room, which spans the rear of the house. Abundant natural light streams into this area through expansive windows that extend the full length of the room, with glazed doors at each end providing access to the surrounding gardens. Completing downstairs is a useful three piece shower room / utility room. The upper level can be reached via the staircase from the hall, where a landing grants access to three bedrooms and the main shower room. The first bedroom boasts an elegantly appointed three piece en suite.



Mill Farm Cottage is situated on a secluded aprx 0.3-acre parcel of land, accessible through a hand gate leading to the front door and a remote-controlled gate providing vehicle access to an extensive yard. This yard offers ample parking, as well as garages, storage facilities, and workshop space. A gate leads to the first garden area, which is adorned with a lush lawn. On one side stands a detached stone office, exuding distinctive character, and offering versatility as a potential games room or annex conversion. The opposite side of the house reveals an additional garden area, featuring a spacious patio, a pathway leading to a pergola, and an ornamental pond. A bridge crosses the pond, connecting to the deck located in front of the substantial summer house and studio.



Entrance hall 1.15m x 0.95m (3.8ft x 3.1ft)

Living room 6.36m x 4.02m (20.9ft x 13.2ft)

Snug 3.91m x 3.28m (12.8ft x 10.8ft)

Kitchen 6.72m x 2.99m (22ft x 9.8ft)

Family room/Dining room 9.96m x 3.1m (32.7ft x 10.2ft)

Shower room/utility 2.47m x 1.91m (8.1ft x 6.3ft)



Landing 2.07m x 0.83m (6.8ft x 2.7ft)

Bedroom one 4.19m x 3.12m (13.7ft x 10.2ft)

Ensuite 2.43m x 2.04m (8ft x 6.7ft)

Bedroom two 3.87m x 2.82m (12.7ft x 9.3ft)

Bedroom three 2.49m x 1.91m (8.2ft x 6.3ft)

Shower room 2.02m x 1.62m (6.6ft x 5.3ft)

Outbuilding 2.85m x 2.5m (9.4ft x 8.2ft)

Office 3.1m x 5.5m (10.2ft x 18ft)

Summer house 3m x 2.18m (9.8ft x 7.2ft)

Studio 4.7m x 3.18m (15.4ft x 10.4ft)

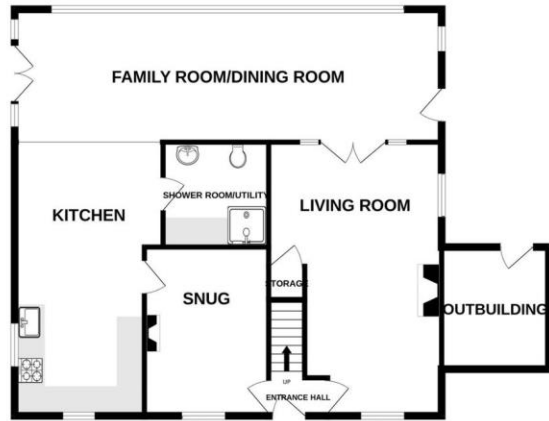
Garage one 7.8m x 3.2m (25.6ft x 10.5ft)

Garage two 6.75m x 2.7m (22.1ft x 8.9ft)

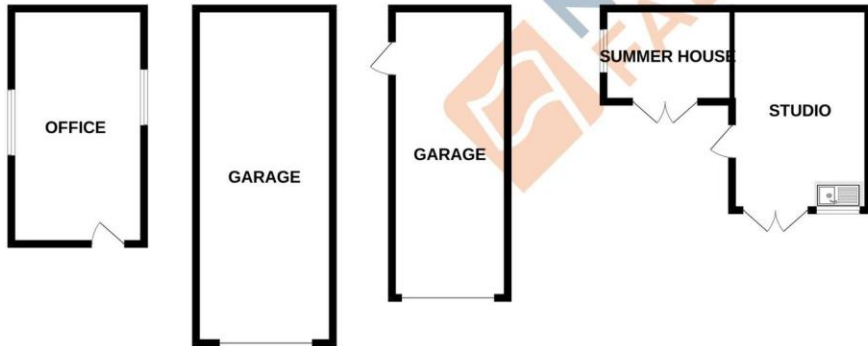




GROUND FLOOR
1962 sq.ft. (182.3 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 2413 sq.ft. (224.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.