



## The Old Penny House 22 High

Olney MK46 4BB

FINE & COUNTRY



# The Old Penny House 22 High Street

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A stone cottage in a prominent High Street location retaining many facets from its original era. This Grade II listed period dwelling has a magnificent inglenook fireplace in the sitting room, exposed timbers throughout and a quarry tiled entrance hall. The Old Penny House is further advantaged by having off road parking and a private sheltered garden slightly set apart to the rear. There is also a useful stone built storage barn.

Entrance hall, Sitting room with inglenook fireplace, Dining room, Kitchen, 4 bedrooms, Bathroom and WC, gardens, gas radiator central heating, secondary glazing and off road parking.

## Ground Floor

Solid wooden door with high level glazed panels opens to a tiled entrance hall. The cottage will predate this flooring which was probably laid in Victorian times. A doorway opens to a well proportioned dining room having an open fireplace with wood mantle over and paved hearth. This is centrally located to one wall. There is a sash window to the front elevation, flooring is in natural wood and exposed beams are evident. An archway leads to an inner lobby area which is open to the sitting room and provides the staircase which rises to the first floor. The sitting room exhibits a most impressive inglenook fireplace with bressummer beam over. The inglenook has internal lighting, log storage space, smoke canopy and a herringbone patterned brick hearth. Exposed ceiling beams and timber uprights are much in evidence. Natural light comes from a south facing window. Adjacent to the sitting room is the kitchen with built in oven and hob. There is a good selection of high and base level cupboard units also a one and a half bowl ceramic sink unit. Plumbing is installed for a washing machine and a fitted wine rack is discreetly located to one wall. Stable doors open to a paved seating area.

## First floor

Having ascended the staircase from the inner lobby there is a two tier landing area with doors off to the bedroom and bathroom accommodations. Bedroom one has built in wardrobes and fitted cupboards and is located to the rear of the property. Additionally there are two bedrooms adjacent to one and other on the front elevation, one of which has a former fireplace. Both have secondary glazing to the windows and wooden flooring. A fourth bedroom is currently used as a study and again is on the front elevation of the property with secondary glazing. A WC, bathroom and shower room are located off the landing areas. The bathroom has a panelled bath neatly recessed into an alcove, "Fired Earth" wash basin and heated towel rail. A velux window allows natural light. The separate shower room has a glazed cubicle, wash basin, WC and wood flooring.









## Outside

From the High Street there is an arched entrance with double wooden doors which open to a courtyard available only to the residents located within the private mews. This provides vehicular as well as pedestrian access. The Old Penny house has a pleasant seating area immediately behind the property and a few steps away through wooden gates is an enclosed private garden with a good size lawn and a pergola erected for al fresco dining. This area also provides a pea gravel base for parking.

## Disclaimer

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## Note to purchaser/s

"Note for Purchasers

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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.

















Approximate Gross Internal Area = 142.6 sq m / 1,536sq ft  
(Excluding Void)  
Outbuildings = 23.7 sq m / 256 sq ft  
Total = 166.4 sq m / 1,792 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-48) D			
(9-34) E			
(1-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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