



THE OLD HOUSE
ARNHILL ROAD, GRETTON

JAMES
SELICKS



“... STONE HOME, BURSTING WITH CHARACTER ...”

The Old House is a charming Grade II listed stone home dating back to the 16th century with later additions. The property is bursting with character, featuring three bedrooms, a pretty cottage garden, off-road parking, and garaging, all nestled in the heart of Greeton.

Breakfast Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Ground Floor Bathroom • Four Double Bedrooms • Two Shower Rooms • Off-Road Parking, Double Garage • Pretty Cottage Garden • Village Location • Grade II Listed

Ground Floor

A spacious and elegant period home, The Old House is bursting with character and charm, offering a beautifully preserved property that has been carefully renovated, ensuring that its period details remain intact while providing all the comforts of contemporary living. The ground floor consists of a breakfast kitchen, utility room, a large reception room, a bathroom and a separate downstairs cloakroom.

The dual aspect breakfast kitchen features a good range of timber fitted units with space for a Range style cooker and dishwasher, plus a timber topped breakfast bar and ample storage within built-in cupboards. A couple of steps down from the kitchen is a spacious hallway providing access to the utility room, downstairs cloakroom and a set of stairs rising to the first floor. The utility room provides further storage, a secondary sink, space for white goods and integral access into the garage.

To the other side of the kitchen, an inner hallway provides access to the second set of stairs and the property's reception room. This wonderful dual aspect room has an original tiled floor, beams to the ceiling and a charming Inglenook fireplace with a log burning stove inset. The room has been partially divided by a step and half walls to create both a sitting area and a dining area. The ground floor is completed by the bathroom of which comprises a panelled bath, wash hand basin, low flush lavatory and heated towel rail.



First Floor

The property's three generously sized bedrooms are accessed via two separate staircases, adding to the character and charm. The upstairs is fully interconnected, allowing access to the entire first floor from either staircase, providing privacy yet maintaining a cohesive flow. One of the bedrooms benefits from a private ensuite bathroom, while the remaining two are served by a well-appointed shower room.

Additionally, one bedroom features a private first-floor family room for added comfort, with a suspended study cleverly tucked above, accessed via a ladder - ideal for a quiet workspace or reading nook.

Outside

The property's outdoor space is located at the front, enclosed by walls and hedging on all sides, offering a wonderful degree of privacy and security. The area features a hard-standing section that provides off-road parking and access to the integral double garage with an electric door. In addition, there is a separate garden area, primarily laid to lawn, with mature plants and a seating area. The garden benefits from a southerly aspect, ensuring plenty of sunshine and a lovely space to enjoy throughout all of the seasons.



“... INGLENOK FIREPLACE WITH A
LOG BURNING STOVE ...”

Location

The characterful village of Gretton is situated within the beautiful Welland Valley amidst pastoral countryside with far reaching views. It offers a range of amenities including coffee shop, village hall, an excellent primary school, two churches and public houses. Sporting facilities offered to the village include tennis courts, cricket pitches and sport/social clubs. A wider range of amenities are available within the towns of Uppingham, Oakham and Stamford which also offer a mixture of State & Private schooling. Gretton is ideally situated for easy access to the A14 & A47 while local trains from Corby (4.5miles) provide regular access to London St Pancras, taking approximately 80 minutes.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Corby Borough Council – Tax Band E

Tenure

Freehold

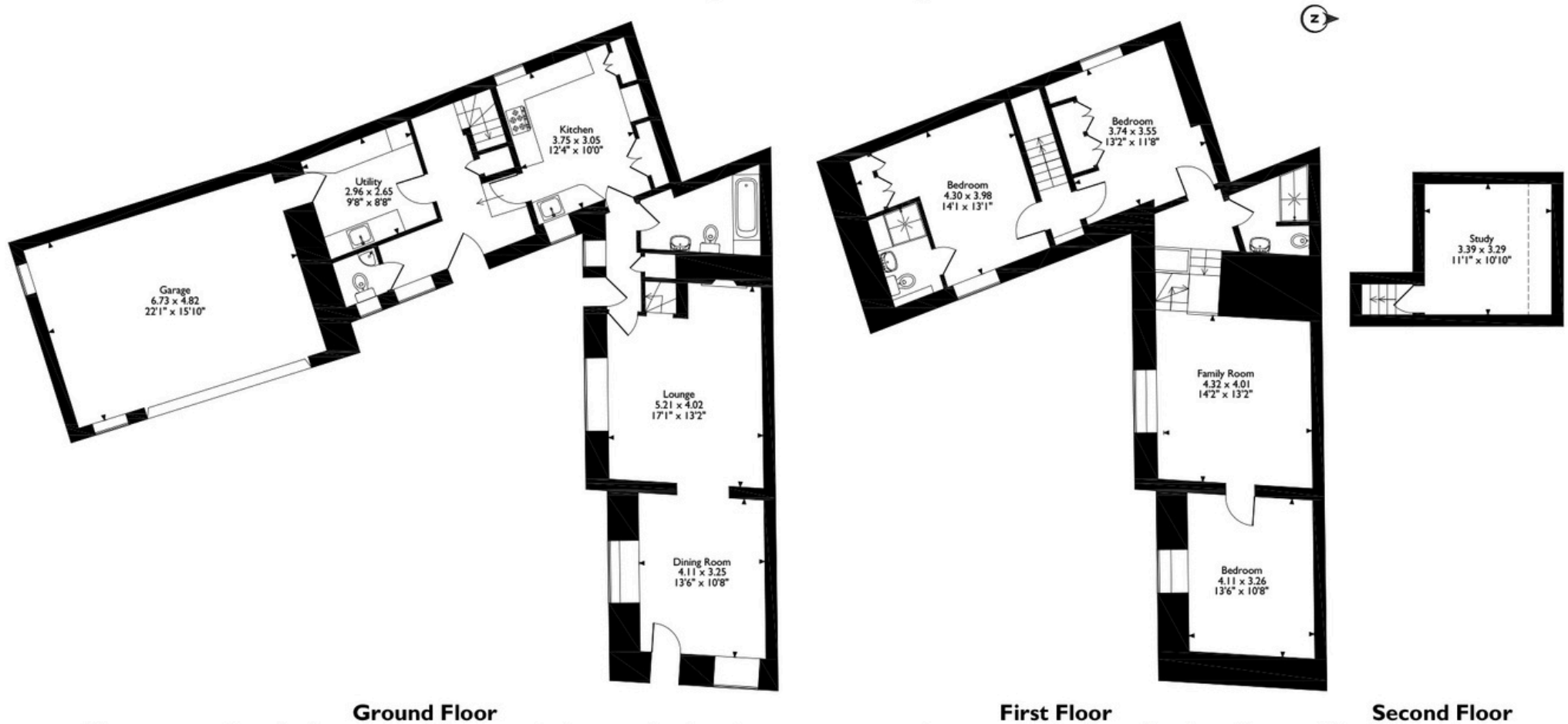




The Old House, 16 Arnhill Road, Gretton, Corby, Northamptonshire NN17 3DN

House Total Approx. Gross Internal Floor Area incl. Garage = 2239 ft² / 208 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**JAMES
SELICKS**

Oakham Office

6-8 Market Place, Oakham

Rutland LE15 6DT

01572 724 437

oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



**JAMES
SELICKS**
LISTED BUILDINGS

Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

www.jamesselicks.com

