



FLORAL COTTAGE
MAIN STREET, GLAPTHORN

JAMES
SELICKS



“... BEAUTIFULLY FINISHED AND CHARACTERFUL ...”

Originally built in the 1600s, Floral Cottage is a quintessential, Grade II listed thatched cottage offering beautifully finished and characterful accommodation, all sitting at the heart of the idyllic village of Glapthorn.

Dining Kitchen • Two Reception Rooms • Boot Room • Utility Room,
Downstairs Cloakroom • Three Double Bedrooms • Family Bathroom,
One Ensuite • Front & Rear Gardens • Off-Road Parking, Oversized Single
Garage • Grade II Listed •

Ground Floor

Floral Cottage is the perfect example of a quintessentially English country cottage, full of character and beautifully modernised with great sensitivity by the current owners.

The ground floor offers briefly consists of a light and airy dining kitchen, two reception rooms, a spacious boot room, utility room, and a downstairs cloakroom. The dining kitchen is a delightful space featuring a range of Shaker-style units, an integrated dishwasher, an electric AGA, and ample room for a dining table.

The two adjacent reception rooms are bright and welcoming, each featuring herringbone flooring and dual aspects that flood the rooms with natural light. A step up from the kitchen leads to the main living room, which features a charming Inglenook fireplace, access to the main staircase, and a door leading into a cosy snug. The snug, with its own door to the front of the property, also gives access to a secondary staircase.

To the rear of the kitchen there is a generous boot room and a separate utility room. The boot room offers access to the cloakroom and opens out to the rear garden via a glazed door. The utility room provides additional storage, a secondary sink, plus space and plumbing for white goods.



First Floor

Upstairs, the first floor is accessed via two separate staircases. The main staircase rises from the central living room to a landing that leads to two double bedrooms, both with built-in wardrobes, and a shared bathroom fitted with a bath and shower over, wash basin, and low-flush WC. The second staircase, accessed from the snug, leads to a further double bedroom with built-in wardrobes and an en-suite shower room.

Outside

The property enjoys a plot that wraps around three sides, featuring both front and rear gardens. A gravel driveway, accessed via double timber gates, leads to a stone-built oversized single garage and provides ample off-road parking.

The south-facing front garden is mainly laid to lawn and bordered by a traditional dry-stone wall. To the rear, a lawned garden is also enclosed by a dry-stone wall and includes a sunken patio—perfect for outdoor entertaining.



“... MODERNISED WITH GREAT
SENSITIVITY ...”

Location

Glaphorn is a charming village, home to a historic church and a highly regarded primary school. Surrounded by gently rolling countryside, it offers a network of footpaths and bridleways, perfect for walking, riding, and enjoying the outdoors. Approximately 1½ miles to the south lies the attractive market town of Oundle, known for its selection of traditional family-run shops, restaurants, and local businesses clustered around its historic market square. Glaphorn is ideally situated equidistant from both Peterborough and Stamford (approximately 14 miles), each offering a wide range of shopping, educational, and leisure facilities. Both towns provide regular rail services, with direct trains from Peterborough to London King's Cross taking around 46 minutes.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

East Northamptonshire Council – Tax Band F

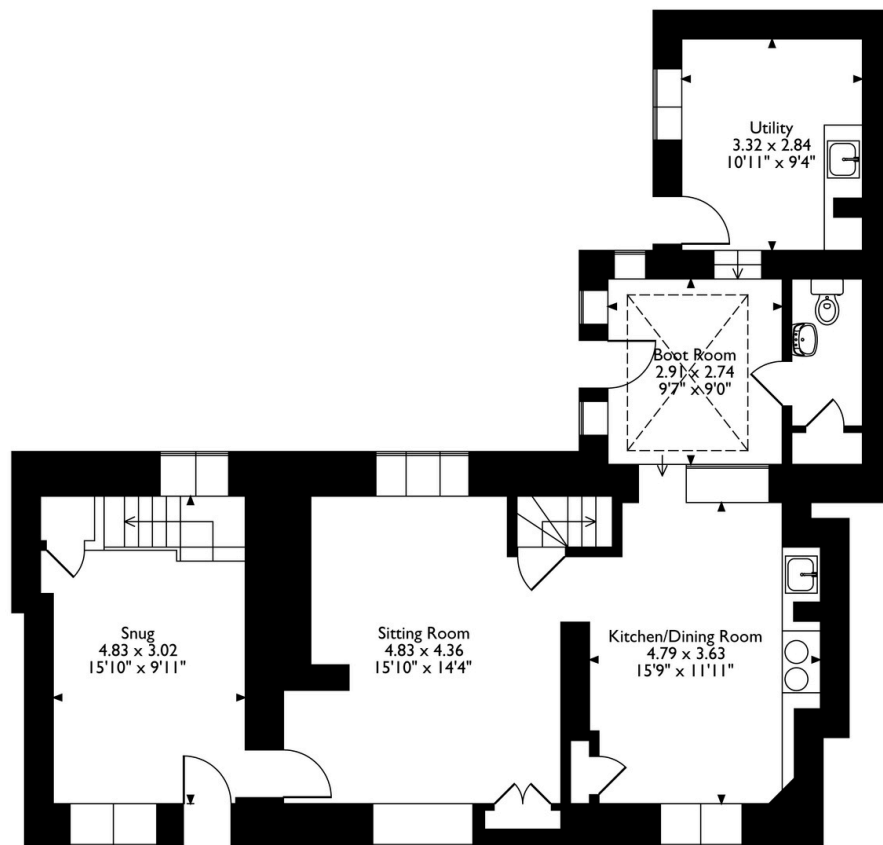
Tenure

Freehold

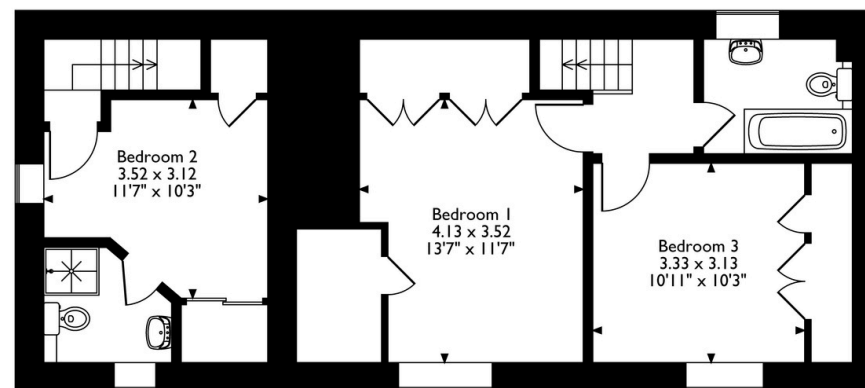




Floral Cottage, Main Street, Glapthorn, Peterborough PE8 5BE
House Total Approx. Gross Internal Floor Area = **1572 ft² / 146 m²**
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor

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.



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LISTED BUILDINGS

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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.



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