

**Corner Cottage Harrowick Lane  
Earls Barton  
NORTHAMPTON  
NN6 0HD**

**£385,000**



- **FOUR BEDROOMS**
- **OVERLOOKING RECREATION GROUNDS**
- **BRICK BUILT OUTHouses**
- **POPULAR VILLAGE LOCATION**
- **OFF ROAD PARKING**

- **STONE COTTAGE**
- **DOUBLE GARAGE**
- **FARMHOUSE KITCHEN**
- **THREE BATHROOMS**
- **ENERGY EFFICIENCY RATING : E**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A hidden gem in the heart of Earls Barton.

Horts are delighted to offer to market this charming cottage in the heart of the sought after village of Earls Barton. Overlooking the park the home offers spacious accommodation over three floors. To the first floor there is a lounge, dining room, large kitchen with open plan breakfast room/study and a utility room. There is the master suite on the first floor with a dressing area and en suite and a further double bedroom and family bathroom. On the top floor are two further double bedrooms. Externally there is a secluded garden, two outbuildings and a double garage currently used as a workshop. Viewing is highly recommended

## **Ground Floor**

### **Kitchen**

16'1" x 12'1" (4.91 x 3.69)

Enter via a double glazed door into the kitchen. The fully fitted farmhouse style kitchen is fitted with a built in double oven, five ring gas hob with extractor hood and integrated dishwasher. A one and a half bowl sink unit comes with a drainer and mixer taps. Oak effect laminate flooring throughout. Brick built breakfast bar and feature brick built hood over and around the hob cooker. Double glazed window to rear aspect. Range of wall and floor mounted units with matching work surfaces and complementary tiling. Two Velux roof lights offering streams of light. Arch to;

### **Breakfast Room**

10'2" x 9'5" (3.10 x 2.89)

Double glazed window to front aspect. Built in storage cupboards. Double radiator. Oak effect laminate flooring. Door to;

### **Dining Room**

13'11" x 9'8" (4.25 x 2.95)

Feature fireplace with stairs rising to first floor and a double glazed window to front aspect. Double radiator and arch to;

### **Lounge**

20'3" x 9'5" (6.18 x 2.89)

Double glazed French doors leading to the rear courtyard gardens. Feature open fireplace with gas fire and hearth. Two double radiators. Built in storage cupboards.

### **Shower Room/Utility Room**

Modern three piece suite comprising a WC, wash basin and a large walk in shower cubicle. Plumbing for washing machine. Double glazed obscure window to the front aspect.

## **First Floor**

### **First Floor Landing**

Double glazed window to front aspect with views over the park.

### **Master Bedroom Suite**

12'3" x 9'6" (3.74 x 2.9)

Double glazed window to side aspect overlooking the rear courtyard gardens. TV point. Double radiator. Arch to dressing area with built in wardrobes. Door to;

### **En Suite**

Three piece modern suite comprising a WC, pedestal wash basin and walk in power shower. Single radiator. Double glazed obscure window to side aspect.

## **Bedroom Two**

9'10" x 8'8" (3 x 2.65)

Double glazed window to front aspect offering views over the park. Single radiator. Laminate flooring.

## **Family Bathroom**

Modern three piece suite comprising a close coupled WC, pedestal wash basin and a P shaped Jacuzzi bath with power shower over. Fully tiled walls. Built in storage cupboards. Double radiator. Double glazed obscure window to front aspect.

## **Top Floor**

### **Top Floor Landing**

Built in storage cupboard and door to loft access.

## **Bedroom Three**

14'9" x 9'6" (4.50 x 2.90)

Original feature beams to ceilings. Double glazed window to side aspect. Double radiator. Laminate flooring.

## **Bedroom Four**

9'4" x 7'10" (2.85 x 2.39)

Double glazed window to side aspect. Built in wardrobes. Double radiator.

## **Externally**

### **Rear Gardens**

Secluded garden mainly laid to lawn with patio area and mature trees and shrubs.

### **Outbuildings**

Two brick construction outbuildings used for storage and workshops with power and light.

### **Double Garage**

Fitted with up and over doors with power and lighting. Access to rear garden.

### **Off Road Parking**

Off road parking in front of the garage for at least two cars

## **Local Information**

## **Earls Barton**

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away.

The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.

The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.

The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

## **Agents Notes**

### **Council Tax Information**

Local Authority: North Northamptonshire

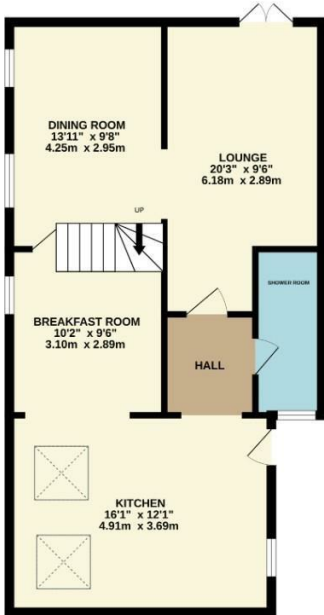
Council Tax Band: C







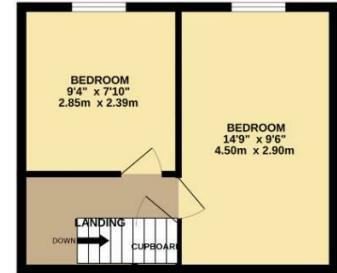
GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR  
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.8 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.