

**Blacksmiths Cottage
1 Main Street Cold Ashby
NORTHAMPTON
NN6 6EL**

£265,000



- **STONE COTTAGE**
- **TWO BEDROOMS**
- **LARGE GARAGE AND STORE**
- **GRADE II LISTED**

- **SOUGHT AFTER VILLAGE**
- **ORIGINAL FEATURES**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: C**

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This idyllic Grade II listed semi detached stone cottage, with a charming thatched roof and modern interior, is believed to date from the mid-18th century and stands in the heart of a sought after village. The property has been refurbished in a light, contemporary style, yet sympathetically retains the original features and character of the building. Inside, the cottage features a hall, a cosy living room with a log burner, a well appointed kitchen, a rear hall, two comfortable first floor bedrooms, and a bathroom. Additionally, there is a large usable attic room that holds potential for further improvement, subject to listed building consent. Outside, the cottage offers two dedicated parking spaces, a spacious 4.67m x 3.99m garage with an adjoining store, and a lovely cottage style garden with a wishing well as the centre piece.

Ground Floor

Entrance Hall

Entrance door, quarry tiled floor, coat hanging space.

Lounge

12'2" x 11'8" (3.71m x 3.57m)

Window to the front aspect, fireplace with log burner and tiled hearth, original built-in cupboards, under stairs storage cupboard, quarry tiled floor, ceiling beam, radiator, door leading to the staircase that rises to first floor landing.

Kitchen

9'5" x 6'1" (2.89m x 1.87m)

Window to the front aspect, one and a half bowl ceramic sink unit set into a range of base units with work surfaces over, tiled splash backs, matching wall mounted units, open shelving, cooker space with extractor over, space for fridge freezer, tiled floor, exposed beam, radiator.

Rear Lobby

Door to the side aspect, quarry tiled floor, shelving, space for washing machine, coat hanging space, door to the Lounge.

First Floor

Landing

Exposed floor boards, wooden doors to;

Bedroom One

11'8" x 8'5" (3.58m x 2.57m)

Window to the front aspect, radiator, original fireplace with surround, exposed floorboards, ceiling beam, under stairs storage cupboard, door to staircase leading to attic room.

Bedroom Two

10'1" x 8'3" (3.09m x 2.54m)

Window to the front aspect, radiator, exposed floorboards, ceiling beam.

Bathroom

Window to the rear aspect, suite comprising bath with shower over and glass shower screen, WC, wash hand basin, splashback tiling, radiator, exposed floorboards.

Attic Room

18'9" x 10'7" (measured between purlins) (5.72m x 3.25m (measured between purlins))

Window to the side aspect, exposed roof timbers, fully boarded, electric boiler and hot water cylinder.

Externally

Front Garden

Planted frontage behind a picket fence, double gates leading to driveway with off-road parking.

Rear Garden

Cottage style garden, lawn area, well stocked raised flower beds, wishing well.

The access is via a shared driveway.

Garage and Store

15'3" x 13'1" (4.67m x 3.99m)

Double doors to the front, power and light connected, doorway to adjoining store room (2.44m x 2.13m) with restricted headroom. Accessed via shared driveway.

Local Area

Cold Ashby, surrounded by rolling farmland, is a village steeped in history, documented in the Domesday Book and known for its connection to Oliver Cromwell before the Battle of Naseby. The village boasts a prominent 27-hole golf club with a function room and clubhouse, as well as its own church, village hall, and playing fields. As the highest village in Northamptonshire, Cold Ashby is conveniently located near the A5199 Northampton to Leicester road, which connects to the A14 just 1.4 miles away, providing access to the M1 and M6 at Catthorpe Interchange, 8 miles away. The nearest towns are Market Harborough (9 miles), Rugby (13 miles), Daventry (11 miles), and Northampton (13 miles), all offering supermarkets, high street shopping, and mainline train stations to London. Public transport services connect to Northampton and Guilsborough School.

Agents Notes

West Northamptonshire Council

Council Tax Band: B







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) A		88
(81-91) B		
(69-80) C	72	
(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	



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.