

**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, power and light connected, electric boiler and hot water cylinder.

## **Externally**

### **Front Garden**

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

### **Rear Garden**

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

### **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.

### **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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>72</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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