

**33 High Street
Harpole
NORTHAMPTON
NN7 4DH**

£500,000



- **STONE BUILT THATCHED COTTAGE WITH CHARACTER FEATURES**
- **LOCATED IN THE HEART OF THE VILLAGE**
- **SECURE OFF ROAD PARKING WITH ELECTRIC GATES**
- **IDEAL LOCATION FOR RAIL & ROAD LINKS**
- **REQUIRES SOME UPDATING**
- **FIFTY FOOT SINGLE STOREY EXTENSION (ANNEX POTENTIAL)**
- **OPEN PLAN KITCHEN/LIVING SPACE**
- **SUPERFAST FULL FIBRE INTERNET AVAILABLE**
- **NO ONWARD CHAIN**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no onward chain, this charming thatched cottage, within a Grade 2 Listed curtilment, built in Northamptonshire sandstone, lies in the heart of this popular village. Whilst requiring some updating, the property is brimming with character; the original part of the home features an inglenook fireplace, an AGA, and exposed beams throughout. The ground floor includes an entrance hall, a cloakroom, and a country-style kitchen/dining room that opens into a cosy lounge. In addition, there is a fifty foot single storey extension to the rear, offering potential for additional accommodation, an annex, a large working space/home office or for hosting. To the first floor there are three bedrooms and a family bathroom. Outside, the property boasts a handsome enclosed garden ideal for summer dining, and a rear courtyard which is accessed via electric gates, which offers secure off road parking.

Local Area

The village of Harpole nestles in the Northamptonshire countryside, yet is a mere 12 minutes drive from Northampton train station for an easy commute to London and approximately 3 miles from Junction 16 of the M1 motorway. It is a village with a strong sense of community, well known locally for it's annual scarecrow festival. There is a village shop and Post Office, a lively pub, Beefeater restaurant and Parish Church. Noted local gastropubs in neighbouring villages include The Cromwell in Kislingbury (a short walk), the Saracen's Head in Little Brington and the Coaching House in Great Brington.

The Harpole Primary School is located within the village and Secondary Schooling is at Bugbrooke Campion School with private schooling available at Quinton House at Upton and Northampton School for Girls.

The village also boasts access to full fibre broadband available from a range of suppliers.

Ground Floor

Entrance Hall

Enter via glass panel timber door, dual aspect windows to side and rear, doors leading to kitchen, cloakroom and rear extension.

Cloakroom

Fitted with a two piece suite comprising low level toilet and pedestal sink.

Open Plan Kitchen/Dining Room/Lounge

47'6" x 14'1" (14.48 x 4.3)

Kitchen/Dining Room

Fitted with a range of base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, Butler style sink with mixer tap over, electric hob, inglenook fireplace with fitted AGA, tiled flooring, windows to front, side and rear elevations, stairs rising to first floor, door to front porch, understairs storage cupboard, exposed beams, opening to lounge.

Lounge

Two windows to front aspect, exposed beams, stone inglenook fireplace with log burner, double doors leading to the rear extension.

Single Storey Extension

Room One

34'8" x 15'0" widening to 17'6" (10.57 x 4.58 widening to 5.34)

Vaulted ceiling, feature stone wall, work surfaces to one side, stainless steel sink and drainer unit with mixer tap over, two built in electric ovens, space and plumbing for washing machine and tumble dryer, two windows to rear courtyard, door leading to utility room.

Utility Room

Base level units with work surfaces over, stainless steel sink and drainer unit.

Room Two

18'4" x 15'0" (5.59 x 4.58)

Two windows to side, door leading to courtyard, gas heaters, built in cupboards.

First Floor

Landing

Loft access, exposed beams, doors to all rooms.

Bedroom One

14'5" x 15'1" (4.4 x 4.62)

Fully fitted built in wardrobes, built in storage cupboard, window to front aspect, exposed beams.

Bedroom Two

15'7" x 13'7" max (4.76 x 4.16 max)

Window to front aspect, exposed beams.

Bedroom Three

8'9" x 9'3" (2.68 x 2.82)

Window to front aspect, exposed beams.

Bathroom

Fitted with a three piece suite comprising low level toilet, pedestal sink, bath with shower attachment over, splash backs, extractor fan.

Externally

Front Garden

Enclosed garden with various plants, shrubs and trees. Paved patio area, gate from the driveway to the side which leads to rear courtyard.

Rear Garden

Courtyard rear garden which is laid to gravel with raised borders and water feature, gated side access, large storage sheds.

Agents Notes

Local Authority: South Northamptonshire

Council Tax Band: E

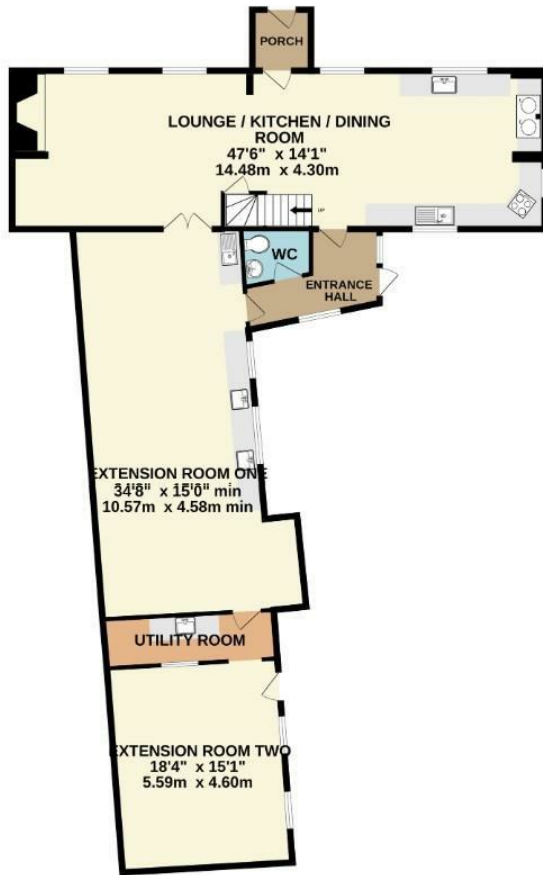
This property falls under the curtilage of a Grade 2 listed property. Any alterations to the property may require Listed Building consent.







GROUND FLOOR
1653 sq.ft. (153.6 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 2345 sq.ft. (217.9 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) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.