

**1 Northampton Road
Yardley Hastings
NORTHAMPTON
NN7 1EX**

Offers Around £550,000



- **BEAUTIFUL PERIOD COTTAGE**
- **THREE BEDROOMS IN MAIN HOUSE**
- **BEAUTIFULLY LANDSCAPED GARDENS**
- **TWO BATHROOMS IN MAIN HOUSE**
- **TWO RECEPTION ROOMS**

- **SELF CONTAINED ONE BEDROOM ANNEXE**
- **POPULAR VILLAGE**
- **SEPARATE SEATING AREA**
- **MANY ORIGINAL FEATURES**
- **ENERGY EFFICIENCY RATING : TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Set on Northampton Road in the charming village of Yardley Hastings, this delightful semi-detached period cottage offers a perfect blend of character and modern living. With its inviting façade and picturesque surroundings, this property is sure to capture your heart.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The warm and welcoming atmosphere is enhanced by period features that add to the cottage's charm. The well-appointed kitchen is designed for both functionality and style, making it a joy to prepare meals.

The property boasts three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. With two bathrooms, morning routines will be a breeze, ensuring convenience for families or guests.

An added bonus is the separate self-contained one-bedroom detached annexe, which presents a fantastic opportunity for guests, a home office, or even rental potential. This versatile space enhances the overall appeal of the property, making it suitable for a variety of lifestyles.

The location in Yardley Hastings is ideal, providing a tranquil village atmosphere while still being within easy reach of local amenities and transport links. This cottage is a rare find, combining period charm with modern comforts, making it a perfect family home or a serene getaway. Don't miss the chance to make this enchanting property your own.

Ground Floor

Garden Room

13'6" x 8'5" (4.13 x 2.58)

Enter via a double glazed door into the garden room entrance with laminate flooring and electric storage heater. Windows to two sides with plumbing for washing machine and tumble dryer. Door to;

Kitchen

11'2" x 10'6" (3.41 x 3.21)

A range of floor and eyelevel Shaker style kitchen units with matching worktops and complementary tiling. Inset porcelain sink with drainer and mixer taps with a Quooker heated tap, freestanding electric cooker and plumbing for dishwasher. Dual aspect double glazed windows to rear and side and quarry tiled flooring. Door to;

Sitting Room

16'0" x 10'11" (4.89 x 3.33)

Double glazed window to the rear aspect and a window seat with a feature open fireplace, original ceiling beams and an opening to;

Dining Room

14'3" x 10'10" (4.35 x 3.31)

Double glazed window to the front aspect and glazed window overlooking the garden room. Brick built central dual aspect fireplace feeding the living room and dining room. Understairs opening with shelving and ceiling spotlighting with original ceiling beams.

Rear Hallway

Rear hallway with a door Into the garden room and double glazed window to the rear aspect. Stairs rising to the first floor and a built-in storage cupboard. Door to;

Bathroom

9'3" x 8'7" (2.84 x 2.62)

Three-piece suite comprising a WC, pedestal wash-basin and a bath with electric shower over. Fully tiled walls and flooring, double glazed window to front aspect and an electric storage heater.

First Floor

First Floor landing

First floor landing with a double glazed window to the front aspect.

Master Bedroom Suite

14'0" x 12'1" (4.27 x 3.70)

Spacious master bedroom with double glazed window to the front aspect, original ceiling beams and door to;

En Suite/Dressing Room

9'11" x 8'6" (3.04 x 2.60)

En-suite/ dressing room with a range of built-in wardrobes with double glazed window to the rear aspect and a three-piece suite comprising a WC, wash basin and a walk-in shower cubicle.

Bedroom Two

11'8" x 8'11" (3.57 x 2.73)

Double glazed window to the side aspect, built-in storage cupboard, original ceiling beams and electric storage heater.

Bedroom Three

9'4" x 9'1" (2.85 x 2.78)

Double glazed window to the rear aspect, electric storage heater, loft access and original ceiling beams.

Separate Annexe

Annexe Entrance Hallway

Enter via a double glazed door into the entrance hallway with a double glazed window to the front aspect, electric radiator and door to;

Annexe Living Room/Kitchen

9'9" x 9'9" (2.98 x 2.99)

Two double glazed windows to the front aspect with sliding patio doors leading into the conservatory. Self contained kitchen unit with a range of floor and eyelevel units with matching worktops and complementary tiling. Built-in electric oven and a single bowl sink with space for a fridge.

Annexe Conservatory/Potting Shed

11'8" x 6'4" (3.57 x 1.95)

Double glazed garden room/potting shed with a door leading to the rear gardens with stone flooring.

Annexe Bedroom

9'8" x 9'1" (2.97 x 2.79)

Double glaze windows to the front aspect, loft access and double glazed patio doors leading to the rear gardens.

Annexe Shower Room

Three piece suite comprising a WC, pedestal wash basin and a walk-in shower cubicle with obscure double glazed window to the rear aspect and upright electric chrome towel radiator. Built-in storage cupboard with tiling to water sensitive areas.

Externally

Rear Gardens

Beautifully landscaped enclosed rear gardens mainly laid to lawn and stocked with mature bushes, plants, trees and shrubs with a garden shed and patio seating area. The rear gardens are an immaculate oasis and very private and secure.

Patio Area

A large patio area with gated access and stocked and bordered with mature plants and bushes. Steps rising to the rear gardens and the separate annexe.

Local Information

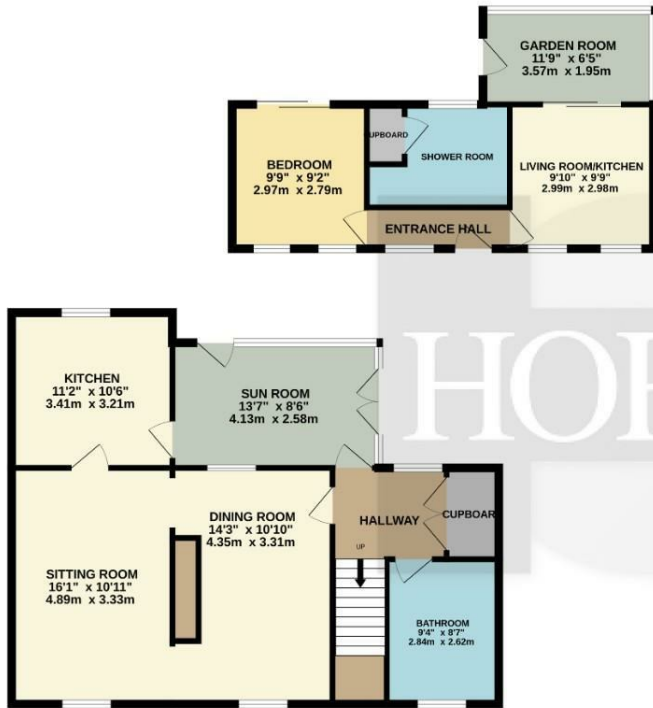
Yardley Hastings

Yardley Hastings is a charming village nestled in Northamptonshire. Steeped in history, it boasts picturesque stone cottages, a beautiful parish church dedicated to St. Andrew, and a vibrant community spirit. The village is surrounded by scenic countryside, offering delightful walking trails. Yardley Hastings has historical connections to the Gunpowder Plot, with local lore linking it to conspirator Francis Tresham. The village maintains traditional English charm with a local pub, village hall, and annual events fostering a close-knit atmosphere. Its tranquil setting and rich heritage make it a quintessential Northamptonshire village.





GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.



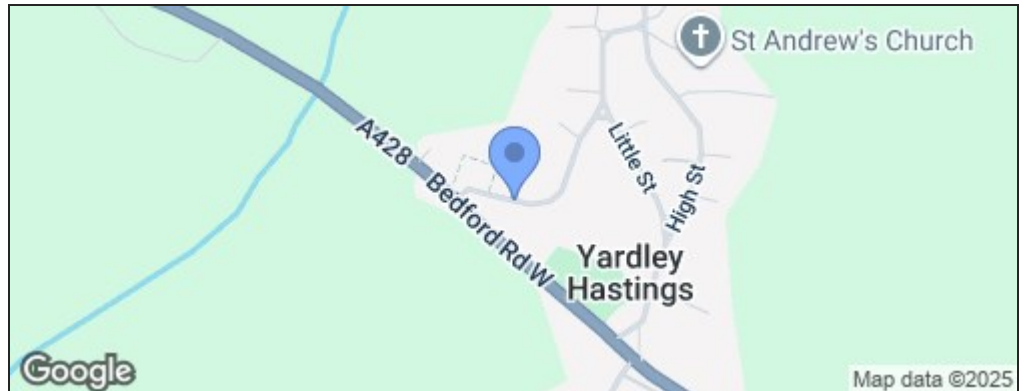
1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.9 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		
(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.