

**28 West Street
Earls Barton
NORTHAMPTON
NN6 0EW**

Guide Price £525,000



- **STONE COTTAGE**
- **TWO RECEPTION ROOMS**
- **HEART OF THE VILLAGE**
- **LARGE KITCHEN/BREAKFAST ROOM**

- **FOUR BEDROOMS**
- **OFF ROAD PARKING**
- **CHARACTER PROPERTY**
- **VERSATILE LOFT ROOM**

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PERSONAL • PROFESSIONAL • PROACTIVE

In the heart of the charming village of Earls Barton, this delightful semi-detached period cottage, formerly known as the Old Doctors' surgery, offers a unique blend of character and modern living. Dating back to the 16th century this grade 2 listed cottage is packed with character. Located on West Street, the property boasts an inviting façade crafted from traditional stone, which adds to its historic charm.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, making it an ideal home for families or those who enjoy hosting guests. The property features four well-proportioned bedrooms, ensuring that there is plenty of room for everyone.

The outdoor space is equally appealing, with parking available for two vehicles, a valuable asset in this sought-after area. The location places you in the heart of Earls Barton, a village known for its community spirit and local amenities, including shops, schools, and parks.

This character stone cottage is not just a house; it is a home filled with potential and charm, perfect for those looking to settle in a picturesque setting. With its blend of period features and modern comforts, this property is a rare find and is sure to attract interest. Do not miss the opportunity to make this enchanting residence your own.

Ground Floor

Entrance Hallway

Enter via a wooden glazed front door into the entrance hallway with a radiator and tiled flooring. The hallway boasts original ceiling beams and exposed stonework. With stairs rising to the first floor and two double glazed windows to the rear aspect. Door to;

Living Room

18'1" x 13'1" (5.52 x 3.99)

A feature stone fireplace with two double glazed windows to the front aspect, a double radiator, Oak flooring and ceiling beams.

Dining Room

12'8" x 11'8" (3.87 x 3.57)

Two double glazed windows to the front aspect, ceiling beams and Oak flooring with a double radiator.

Kitchen/Breakfast Room

19'9" x 16'2" (6.03 x 4.93)

A range of floor and wall mounted Shaker style kitchen units with matching wooden worktops and complementary panelling. Inset Belfast sink with dual drainers and mixer taps. Built-in appliances to include a Rangemaster range cooker and dishwasher. Centre Island with granite worktops with ceiling spotlighting, tiled flooring and ceiling beams. Two double glazed windows to the front aspect, built-in double storage cupboards with plumbing for washing machine and tumble dryer. Double glazed window to the rear aspect and double glazed French doors leading to the rear garden.

Downstairs Cloakroom

Two piece suite comprising a WC and wash basin with a double glazed obscure window to the rear aspect, radiator with tiled flooring and panelling.

First Floor

First Floor Landing

First floor landing with double glazed window to the rear aspect, original ceiling beams and loft access.

Master Bedroom

14'4" x 13'0" (4.38 x 3.98)

Double glazed window to the front aspect with a double radiator, ceiling beams and a built-in storage cupboard.

Bedroom Two

16'3" x 12'10" (4.97 x 3.92)

Two double glazed windows to the front aspect, original beams to ceiling and walls and a double radiator.

Bedroom Three

13'2" x 10'0" (4.03 x 3.07)

A range of wall to wall fitted wardrobes and a double glazed window to the front aspect. Double radiator and a door leading to the rear staircase.

Family Bathroom

16'7" x 7'4" (5.08 x 2.24)

A five piece suite consisting of a WC, his and her sink unit housed in a storage cabinet with work surfaces, a freestanding clawfoot bath with centre tap and a walk-in shower cubicle. Ceramic tiled flooring, panelling to walls, obscure double glazed window to the rear aspect and a double radiator. Ceiling spotlighting and ceiling beams.

Top Floor

Bedroom Four

14'0" x 11'4" (4.28 x 3.46)

Double glazed windows to the side and rear aspect with original ceiling and wall beams and a double radiator.

Attic Room

17'7" x 11'1" (5.38 x 3.38)

A versatile loft space which could either be a fifth bedroom, office or playroom with a double glazed window to the side aspect, original ceiling beams with a radiator with Velux roof light.

Eternally

Front Garden

A low maintenance front garden with a low-level stone wall and stocked with mature bushes, shrubs and plants with a pathway leading to the front door.

Rear Garden

Lovely enclosed outdoor space mainly laid to lawn with a patio area and stocked with mature bushes, shrubs and plants with a garden shed and a picket fence.

Parking Area

A block paved parking area with parking for 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.

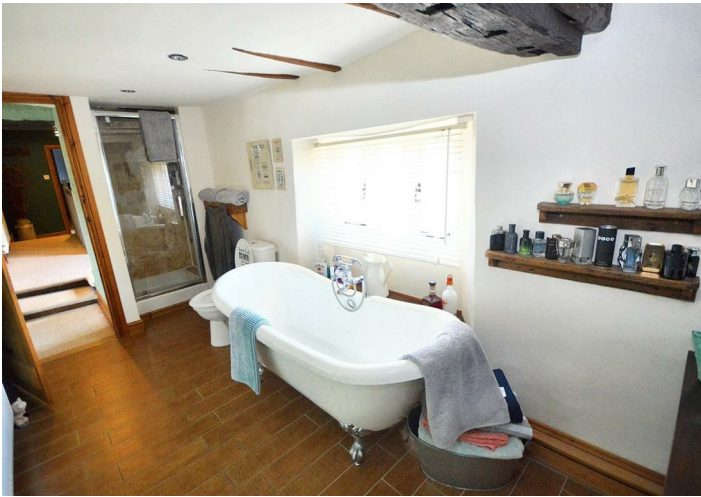
Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

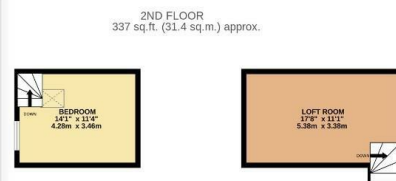
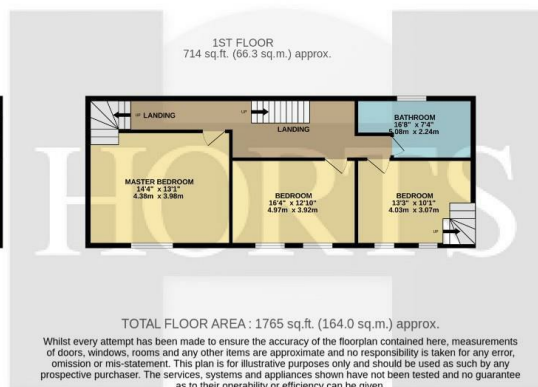
If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

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.









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.