

**58 Shelley Street  
Poets Corner  
NORTHAMPTON  
NN2 7HY**

**£300,000**



- **UNIQUE FREEHOLD FACTORY CONVERSION**
- **50' MAIN RECEPTION ROOM**
- **OPEN KITCHEN / BREAKFAST ROOM**
- **SUBSTANTIAL REAR GARDEN**
- **FOUR STOREY SPLIT LEVEL**
- **THREE BEDROOMS**
- **CHARACTER FEATURES**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A unique freehold factory conversion dating back to 1858, that was a prominent shoe makers in the 1950's before being converted to the spacious four storey split level property it now holds. The current owners have gone to great lengths to retain as much character as possible, including stripped wood and tiled flooring, feature fireplaces with log burners, and original factory windows. The main reception totals over 50' in length with the lower half offering a generous double height ceiling with ornate iron supports, leading to an open kitchen/breakfast room to the basement level. To the first floor are three bedrooms and a shower room. The property also benefits from majority double glazing, gas central heating, and a substantial L-shaped rear garden. The subtle and unassuming frontage hides a hidden gem within, and a viewing is highly recommended to appreciate the space, plot, and character this property has to offer.

## **Ground Floor**

### **Entrance Hall**

Enter via wooden door, stairs rising to first floor, stripped wooden flooring, radiator.

### **Lounge**

22'4" x 10'7" (6.83 x 3.25)

Double glazed window to front aspect, balcony overlooking lower ground floor, two feature fireplaces, log burner, fitted storage units, under stairs storage cupboard, stripped wooden flooring, two radiators.

### **Lower Ground Floor**

#### **Family / Dining Area**

27'9" x 10'11" (8.46 x 3.35)

French doors and windows to rear aspect, two obscure factory style windows, two Velux windows, double height and vaulted ceilings, quarry tiled flooring, two radiators.

### **Basement Level**

#### **Kitchen / Breakfast Room**

22'2" x 10'9" (6.76 x 3.30)

Double glazed window and door to front aspect, feature fireplace including log burner, a range of wall and base units with oak work surfaces, butler sink, space for range cooker, cupboard housing combination boiler, walk in pantry, space for various appliances, quarry tiled flooring, two radiators.

### **First Floor**

#### **Landing**

Loft access.

#### **Bedroom One**

14'0" x 9'8" (4.29 x 2.97)

Double glazed window to front aspect, two fitted wardrobes, feature fireplace, stripped flooring, radiator.

#### **Bedroom Two**

12'2" x 8'9" (3.71 x 2.67)

Double glazed window to rear aspect, Velux window, fitted wardrobe, feature fireplace, stripped wooden flooring, radiator.

**Bedroom Three**

12'0" reducing to 9'1" x 8'9" (3.66m reducing to 2.77m x 2.67m)

Double glazed window to rear aspect, stripped wooden flooring, radiator.

**Shower Room**

Obscure double glazed window to side aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, chrome heated towel rail, 'Amtico' flooring.

**Front Garden**

Metal stairway offering access to ground flooring and basement level, storage under.

**Rear Garden**

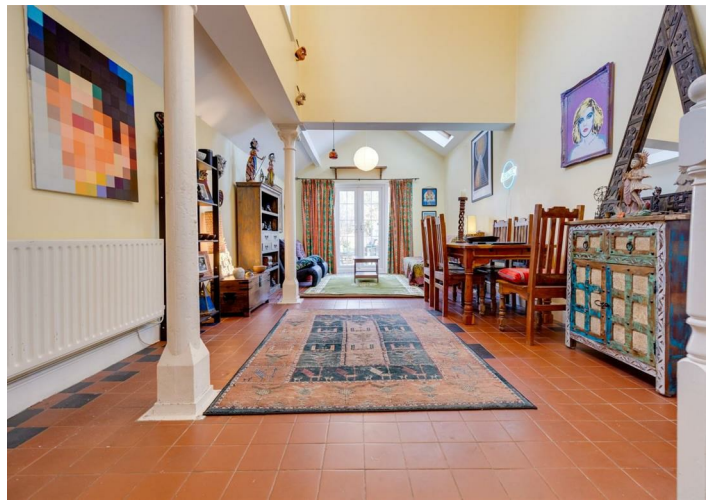
L-Shaped, consists of patio area with raised flower beds, leading to large lawn area with various trees, flowers, and shrubs, enclosed by high level brick and rendered walls, and wooden fencing.

**Agents Notes**

Local Authority : West Northamptonshire Council

Council Tax Band: D

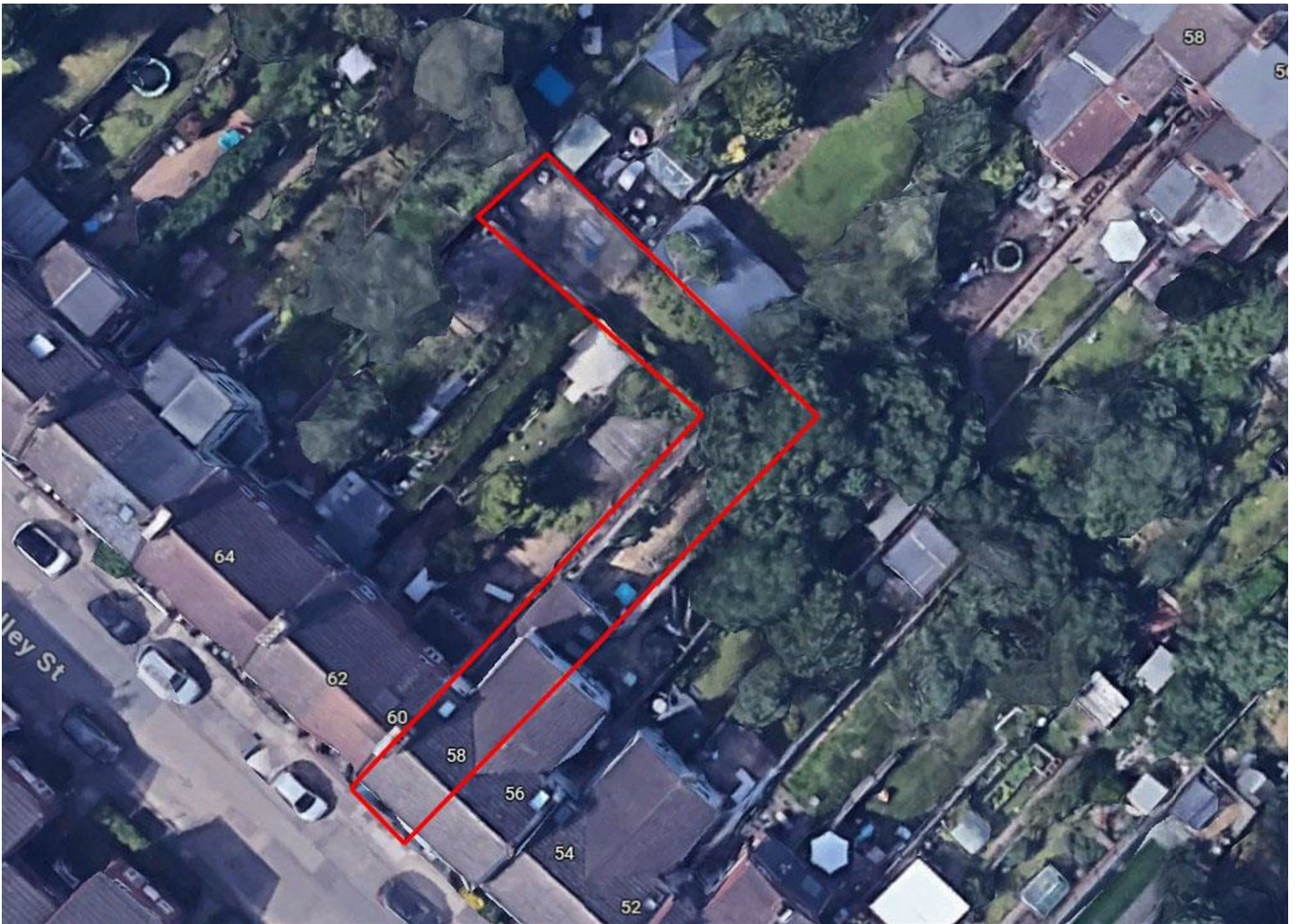






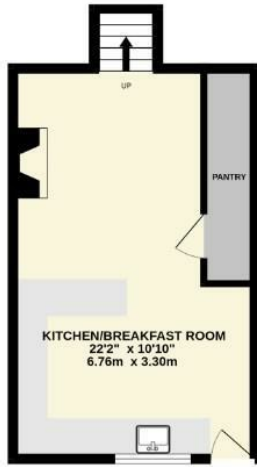




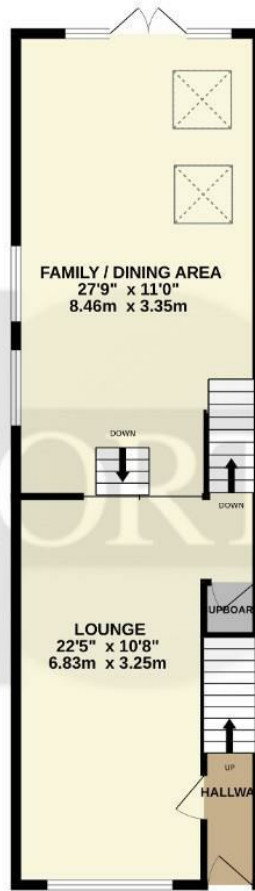




**BASEMENT LEVEL**  
309 sq.ft. (28.7 sq.m.) approx.



**GROUND FLOOR**  
664 sq.ft. (61.7 sq.m.) approx.



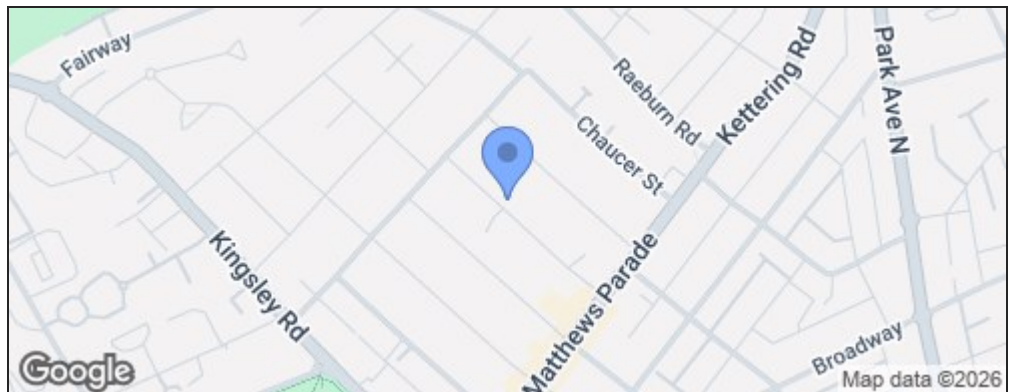
**1ST FLOOR**  
444 sq.ft. (41.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.