



Cobweb Cottage, 102 London Road | Wollaston | NN29 7QS



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Guide Price £549,995

An attractive and versatile attached four bedroom stone cottage with garage & workshops, gated parking and a private walled garden. Having been carefully restored by the current owner the property boasts a gas fired radiator heating system, timber double glazing and a wealth of delightful character features. Focusing on the large glazed garden room opening onto the garden at the rear, the accommodation is laid over two floors and includes a hallway, sitting room, snug, kitchen/breakfast room, bathroom first floor landing, four bedrooms and a WC. The garden provides access to a detached garage, generous secure parking, further driveway space and a series of smaller outbuildings. Highly recommended.

- Period attached stone cottage with outbuildings
- Versatile accommodation over two floors
- Driveway and further gated parking with garaging
- Lots of character features
- Private, west facing courtyard style gardens
- Attractive village location

Timber entrance door leading into the

Entrance Lobby

Brick flooring, opens through to the Garden Room.

Door to the

Gardeners WC

Period high flush WC, brick flooring.

Garden Room

13'1" x 20'6" (3.99 x 6.27)

Full width glazing incorporating twin French doors to the garden, glazed hipped roof. Wood burner, exposed stone and brick walling, timber entrance door to hallway, glazed French style doors to the

Kitchen/Breakfast Room

15'2" x 10'9" (4.64 x 3.30)

Fitted with a range of hand built cupboards with granite worktops over. Inset Belfast style sink, space for slide in cooker and fridge/freezer, tiled splash areas, pantry, radiator. Exposed timbers to ceiling and terracotta tiled floor, window to front incorporating window seat.

Inner Hall

Staircase to the first floor, feature stained glass dividing wall and doors opening to the snug, door to the garden room and opening into the study, wall light, exposed timber floor.

Snug

11'10" x 8'5" (3.61 x 2.59)

Window to front incorporating window seat, feature inglenook fireplace with timber lintel, stone hearth and wood burner. Radiator, timber panelling to dado height, exposed timbers to ceiling.

Study

15'10" x 7'1" (4.84 x 2.18)

Window to front, period radiator, timber panelling to dado height, exposed timbers to ceiling, storage

cupboard to recess, shelving, exposed timber flooring, mirrored period style 'murphy door' to the sitting room, door to the

Bathroom

4'9" x 10'2" (1.46 x 3.10)

Fitted with a four piece suite including a low level WC, cast iron bath with timber surround, wash hand basin and shower cubicle. Painted tongue and groove panelling, storage cupboards, tiled floor, window to side.

Sitting Room

18'1" x 9'0" (5.52 x 2.76)

French doors to the rear and further window to the side, two radiators, exposed timbers to ceiling, exposed timber flooring, door to staircase rising to master bedroom.

First Floor Landing

Stained glass window to rear, exposed timber flooring, doors to most first floor rooms.

Bedroom One

17'5" x 10'5" (5.33 x 3.18)

French style doors and Juliette balcony to the rear, further window to the side, radiator, overstairs store, door to bedroom four. Ladder to boarded roof space with Velux style window

Bedroom Two

10'6" x 10'7" (3.21 x 3.25)

Deep silled window to rear, radiator, cast iron fireplace, walk in wardrobe.

Bedroom Three

8'9" x 8'10" (2.67 x 2.71)

Window to front incorporating window seat, radiator, exposed timbers to ceiling.

Bedroom Four

15'5" x 7'1" (4.72 x 2.18)

Deep silled window to front, radiator, built in cupboard, wall light, door to the master bedroom.

First Floor WC

Fitted with a low level WC and wash hand basin to recess, wall mounted gas fire central heating boiler, stained glass 'borrowed light' window to landing.

Utility Room

6'4" x 10'9" (1.94 x 3.28)

Plumbing and space for washing machine and condensing drier/fridge.

Workshop

Power and light connected with double doors to the driveway and window to the side.

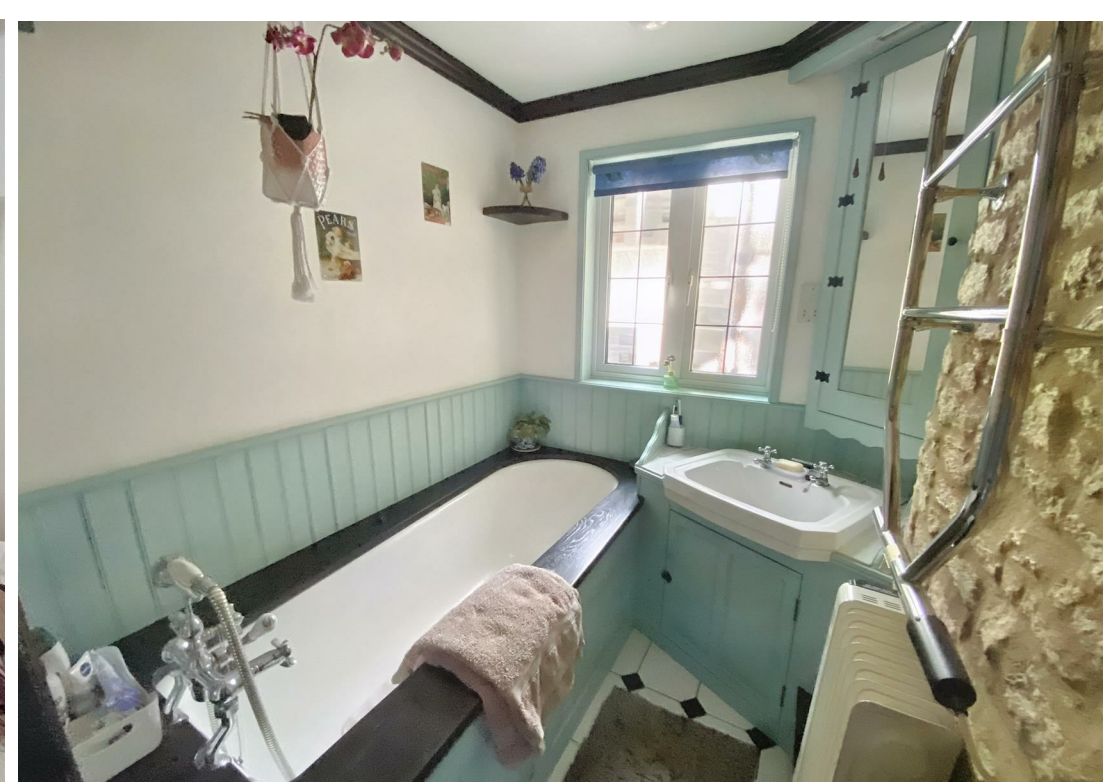
Garage

Larger than average size, power and light connected, double timber doors.

Workshop

Power and light connected, double timber doors.





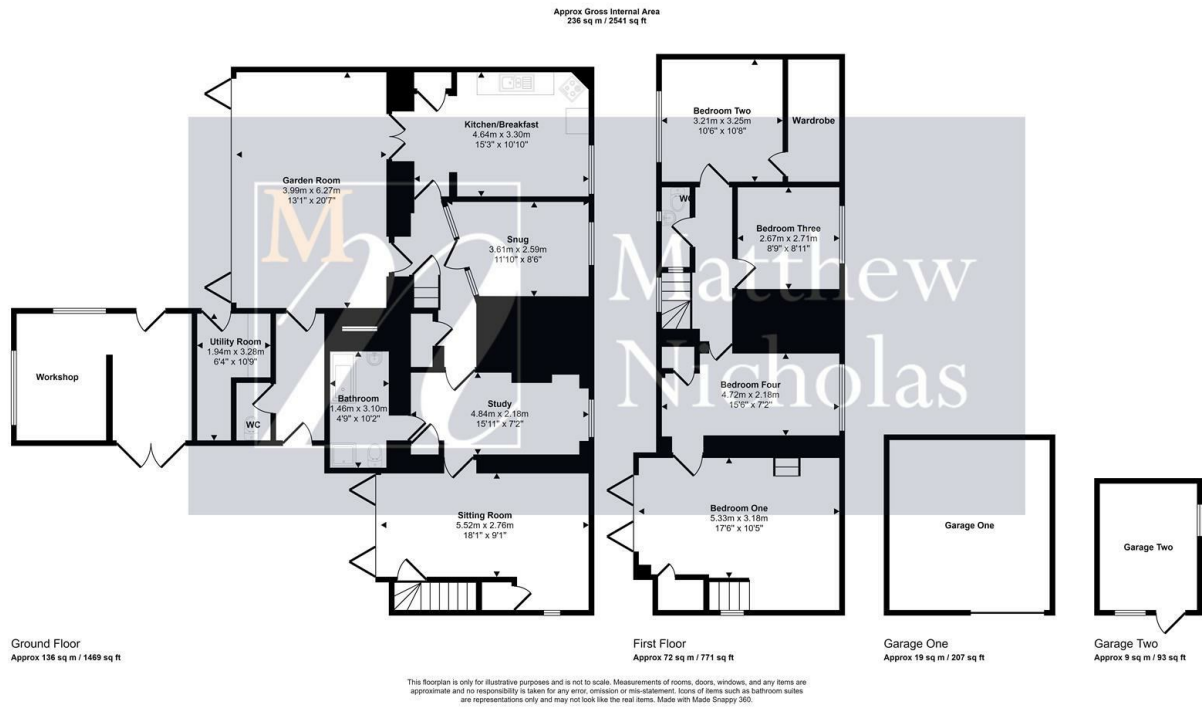
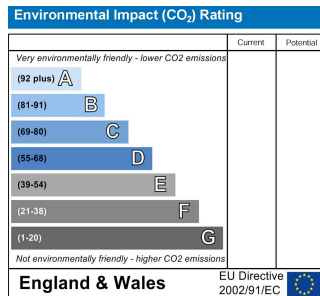
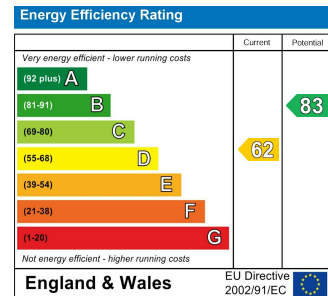
Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 2523.00 sq ft



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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