



Mullion Cottage, 24 Gold Street | Podington | NN29 7HX



Matthew
Nicholas



Offers In The Region Of £299,995

A Grade II Listed four bedroom stone cottage situated in the heart of this sought after North Beds village with a walled cottage style garden and within the catchment for Sharnbrook School. The cottage now offers a fitted 'shaker' style kitchen and refitted white period bathroom, radiator heating system, part secondary and part sealed unit double glazing. The cottage also boasts a dual aspect 23' sitting room with feature fireplace, separate family room with fireplace with some delightful period features such as mullioned windows, exposed timberwork and open fireplaces. Viewing is recommended.

- Grade II listed attached stone cottage
- Private courtyard style garden
- Fitted kitchen and bathroom
- Sought after village location
- Four bedrooms
- Lots of character features

Panelled entrance door with inset leaded glazing leading from the front into the entrance hall.

Entrance Hall

Radiator, staircase rising to the first floor, flagstone floor, original panelled doors with brass furniture allowing access to both the sitting room and the dining room.

Sitting/Dining Room

10'10" x 13'1" plus 10'4" x 10'11" (3.32 x 4.01 plus 3.16 x 3.33)

Deep silled leaded mullioned window to the front, further deep silled window to the rear, feature Minster style Bath Stone fireplace with stone hearth and facility for open fire, two radiators, TV point, telephone point, wall light points, feature exposed timber work to ceiling, further panelled door with brass furniture leading through to the kitchen/breakfast room.

Kitchen

14'9" x 9'10" (4.52 x 3.02)

Fitted with a range of cream Shaker style base and eye level units with gloss finished roll edged work surfaces over, inset one and a half bowl ceramic sink with period style mixer tap over, slide-in Zanussi halogen double stainless steel finished oven with concealed extractor hood over, integrated Bosch dishwasher, space and plumbing for washing machine, space for breakfast table, feature display shelving, ceramic tiled floor, inset down lighters to ceiling, window and part-glazed stable style door leading out to the rear garden, opening through to an inner lobby with flagstone flooring and larger under-stairs storage cupboard, further original panelled door leading through to the family room.

Snug/Family Room

9'3" x 13'1" (2.82 x 3.99)

Deep silled leaded mullioned window to the front, radiator, feature brick fireplace with quarry tiled mantel, shelved feature recesses to either side of the chimney breast, wall light points, oak parquet flooring, feature timberwork to ceiling.

First Floor Landing

Doors with brass furniture allowing access to all four bedrooms and the bathroom.

Bedroom One

12'9" x 12'11" (3.89 x 3.94)

Deep silled leaded mullioned window to the front, radiator, feature sloping eaves to ceiling.

Bedroom Two

9'4" x 13'0" (2.86 x 3.97)

Deep silled leaded mullioned window to the front, radiator, feature fireplace with timber surround and mantel, cast iron inset, further original door allowing access to a large walk-in over-stairs storage cupboard, feature sloping eaves and loft access hatch to ceiling.

Bedroom Three

8'4" x 10'0" (2.55 x 3.05)

Window to the rear, radiator, twin double opening part-glazed doors allowing access to a built-in wardrobe and the airing cupboard housing the electric radiator heating system and pressurised hot water cylinder with slatted shelving to the side, Velux window and loft access hatch to sloping eaves of ceiling.

Bedroom Four

6'9" x 9'7" (2.08 x 2.93)

Window to the rear, radiator, feature sloping eaves to ceiling.

Bathroom

7'0" x 6'3" (2.15 x 1.91)

Fitted with a period style white suite with period style chrome fittings, comprising of a low level WC, pedestal wash hand basin with mixer tap and bath with mixer tap, painted timber panel to the side and period style fixed head shower above and glazed screen, complimentary tiled splashbacks, radiator/heated towel warmer, fitted Xpelair, feature sloping eaves to ceiling, obscured sealed unit double glazed window to the rear.

Lean to/Store

5'6" x 15'2" (1.68 x 4.64)

Of a timber and brick construction under a mono pitched roof with inset polycarbonate sky lights, door leading to Gold Street to the front, power and light connected with ceramic tiled floor and stable style timber door leading to the rear garden.

Rear Garden

Immediately to the rear of the house is a recently laid brick cobble terrace area, retained by low level stone walling with exterior lighting and tap, access may be gained from the terrace to the store/lean to and also with steps leading up to the remainder of the garden which is laid to a shaped lawn bordered by flower/shrub beds with hard standing area suitable for use as a further seating/patio area, the whole is enclosed by a combination of stone and brick walling with mature climbing plants and trellis work, not considered to be directly overlooked.

Material Information

Electricity Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Electric boiler to radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





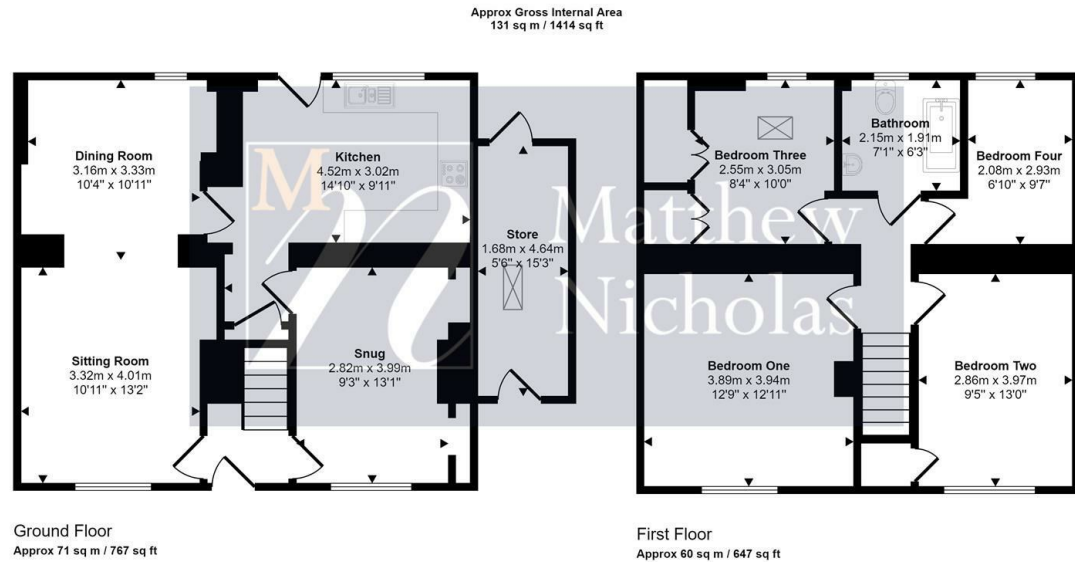
Further Information



Local Authority: Bedford Borough Council

Tax Band: D

Floor Area: 1414.00 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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			
			64
		24	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



Matthew
Nicholas