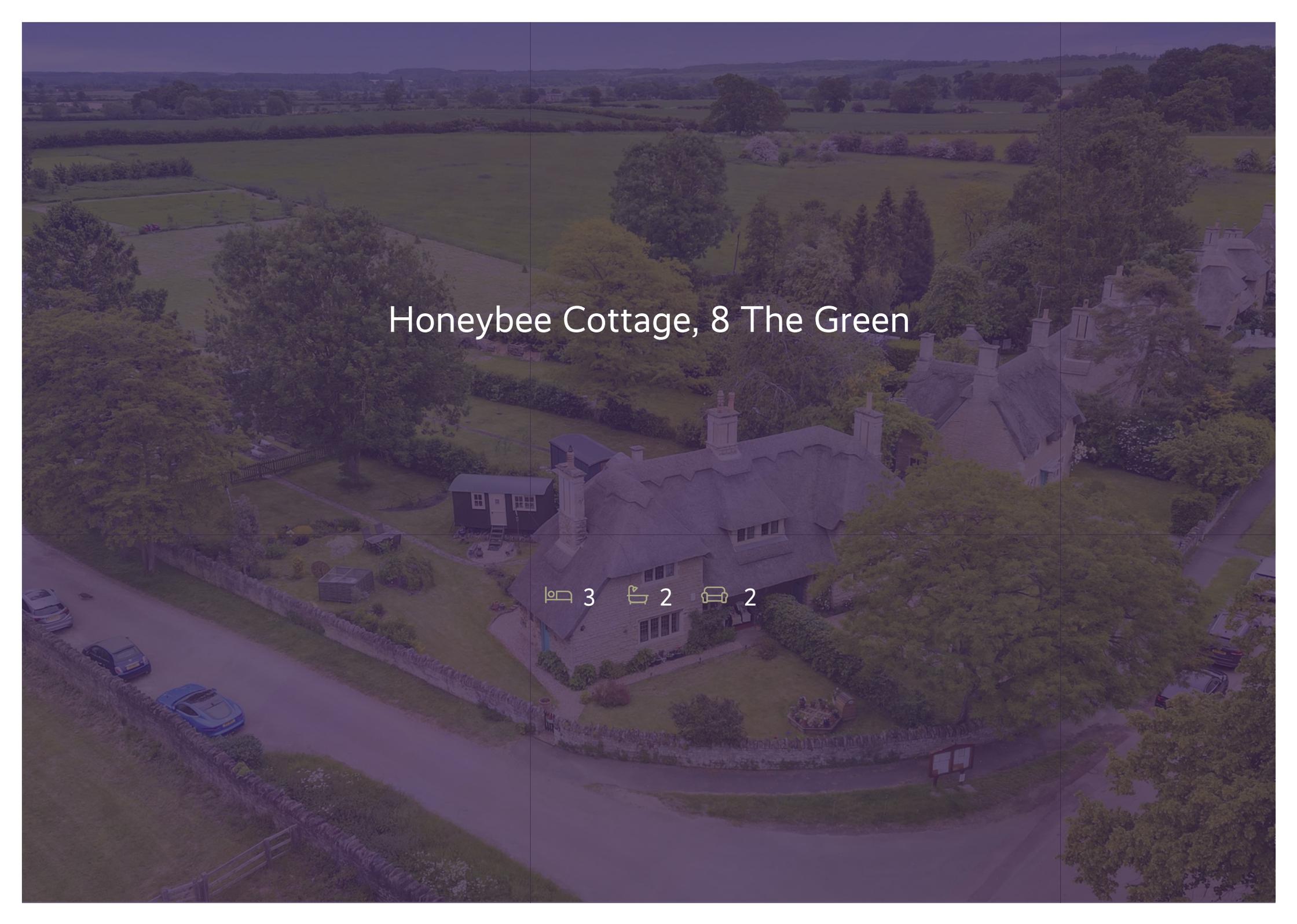




Honeybee Cottage, 8 The Green  
Ashton, Northamptonshire PE8 5LD



**Simpson & Partners**



# Honeybee Cottage, 8 The Green

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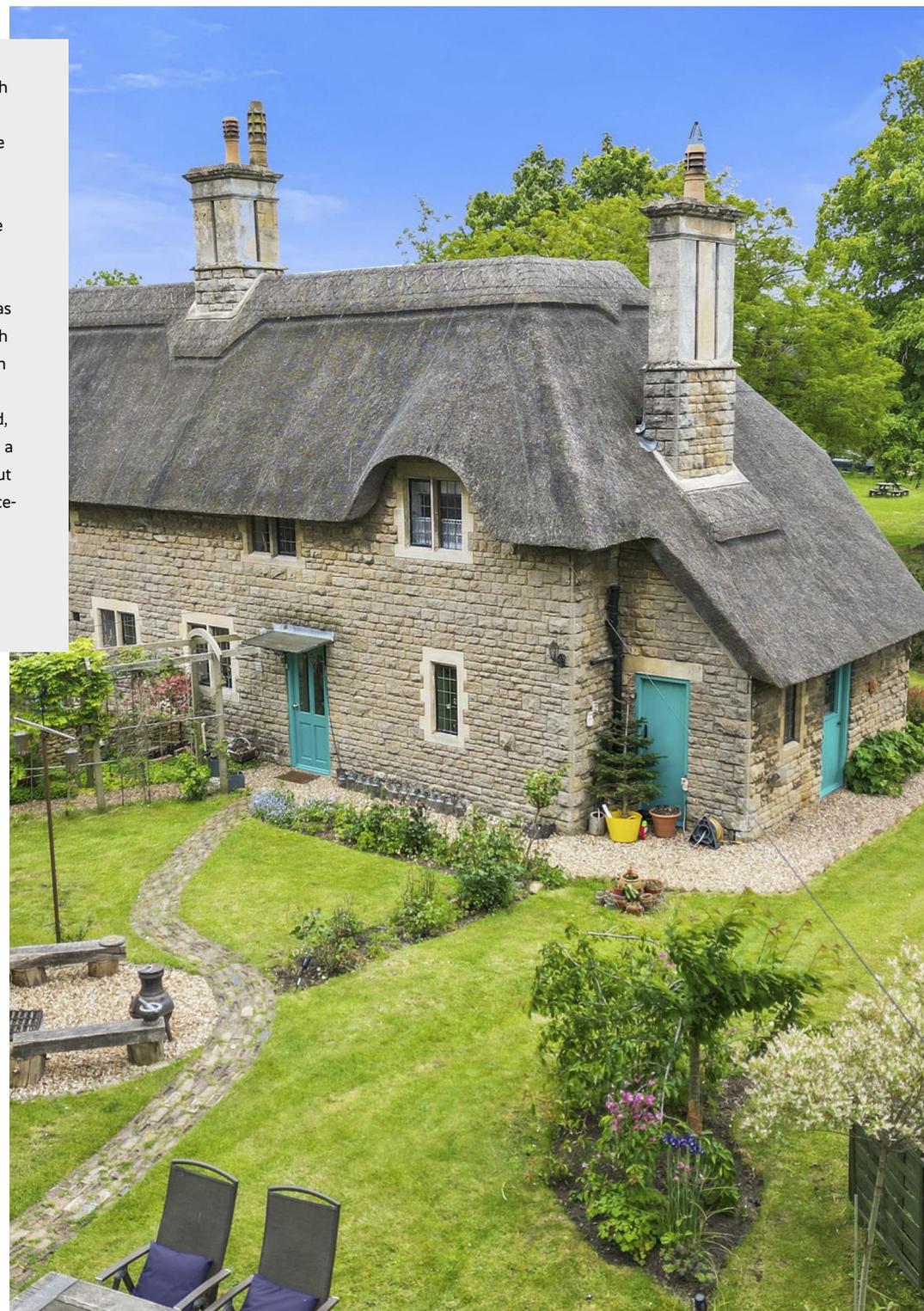
## About the Property

A beautifully and sympathetically modernised, stone & thatch cottage offering two bedrooms plus a third in the shepherd's hut, set in a delightful walled garden of about 0.23 acre, overlooking the Green, in the heart of this Conservation village, part of the Ashton Estate. Honeybee Cottage has, in recent years, been subject to a significant refurbishment and remodelling, resulting in a spacious, high quality, two bedroomed home, set, arguably, on one of the best plots in the village. Constructed in the early 1900s, and Listed Grade II, the cottage is built of pitch-faced stone, beneath a recently re-ridged and restored, thatched roof. The original character has been successfully combined with contemporary styling, resulting in a beautiful and practical cottage. In addition, there is a newly built, high quality shepherd's hut in the garden, providing superb guest accommodation, with bed-sitting room and en suite shower/WC. The owners have been diligent in their upkeep, and Honeybee Cottage is now ready for new custodians to enjoy a high-quality home, with versatile living space, within a large and beautiful, walled garden of approximately 0.23 acres. The Ashton Estate is one of the few remaining "Model Farms" that exists in a form that might be recognisable to its Victorian/Edwardian creators: much of the fabric is intact. The model settlement is of interest to the economic historian as well as to admirers of period buildings and of traditional English countryside. In 1900 Lord Rothschild commissioned William Huckvale to design not only a house, but a model farm, an entire complement of estate buildings which included the Steward's house, stables, gardeners' accommodation, a building to house a fire engine, a petrol store, kennels and a dog hospital. Most of the cottages at nearby Ashton were rebuilt to create a model village. High quality design and workmanship were consistent themes throughout the estate, employing traditional vernacular building traditions.

Offers In Excess Of **£475,000**



Enter the property via an open fronted porch, with quarry tiled floor. The timber door opens to the hall, which leads through to: living room with windows to front and rear, open fireplace makes an attractive focal point and has original cupboards to one side and polished, parquet floor. The study area is open to the living room and would be ideal to work from home. The guest cloakroom is beyond. The kitchen/breakfast room, which is fitted with an extensive range of solid wood units with hardwood worksurfaces and drainer, with inset Belfast sink, Rangemaster stove is set into the chimney breast. Integrated appliances include a fridge/freezer, washer/dryer, dishwasher, wine fridge, and a freezer and original quarry tiled floor. The new, glazed, hardwood door opens to the garden. The stairs lead from the hall to the landing, which has a delightful window giving a glimpse of the garden. Period, four panel doors lead to each of the double bedrooms and the bathroom. The main bedroom has a triple light, stone mullion window with leaded lights, to the front aspect. The second bedroom has windows to the front and rear, each with a lovely view with built in storage. The luxurious bathroom is beautifully fitted with a free-standing bath, a basin set on a wash stand, a glazed shower cubicle and a WC. Externally to the front is a large lawn garden with decked area to one corner, enclosed with stone wall and timber latch gate set into the boundary wall. Just across from the kitchen door is the former washhouse or Igloo, as they were known, which has been re-ridged and capped, and is now lined and decorated, and serving as a useful home office or studio. Beyond this is the shepherd's hut which is a useful addition to the accommodation, as it offers an open plan bedroom/kitchenette, and an ensuite shower /WC. The hut is insulated and suitable for year-round use. A central path leads between the two lengthy lawns and on to the picket fence-enclosed vegetable garden and orchard.







Ashton is a delightful village set around a traditional green, with a thatched pub, The Chequered Skipper, standing to one end. The village has a number of footpaths and bridleways leading through the Wold and over the gently rolling countryside of the Nene Valley. Oundle lies about 1 mile away and offers a range of family run shops, businesses and restaurants, set around the historic Market Place and Talbot Hotel. There is a good range of schooling both through the famous Oundle School, set in beautiful grounds and providing a youthful and interesting townscape, and a number of other primary and secondary schools and nurseries. The River Nene is less than half a mile away providing kayaking and other leisure activities. There is a large Sports Centre, local football and Rugby Clubs and a Tennis Club. Peterborough lies about 12 miles away and offers extensive facilities as well as main line rail travel with journey times to London Kings Cross from about 48 mins.







### Energy Efficiency Rating

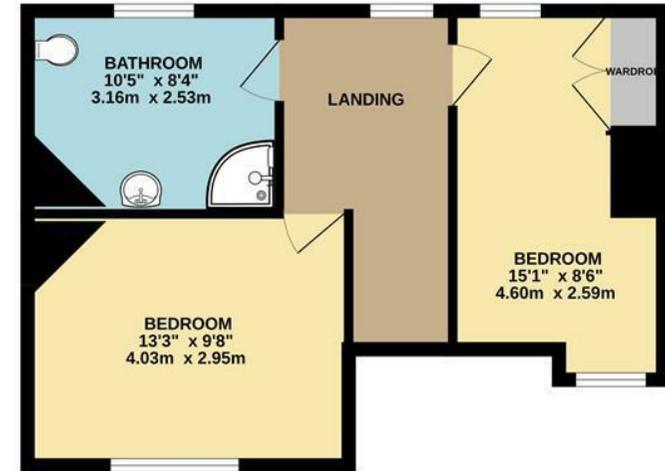
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given  
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