



Walnut Tree Cottage, 1622 Main Street
Old Weston, PE28 5LL



Simpson & Partners



Steeped in history is this beautiful detached, thatched cottage dating back to the 1600's with many original features to include exposed beams, stone walls with window seats and working inglenook fireplace and with original oven to the opposite side (decorative purposes only). The current owners have redecorated throughout and installed new flooring as well as upgrading the kitchen. Situated on a large plot with ample off road parking and detached double garage having first floor workshop above and stunning private gardens to the rear with open field views. Old Weston offers community feel with pub and countryside walks surrounding the village. Porch to the front gives access into the large living/dining room flooded with natural light from windows to front and rear, original beams to walls and ceiling and exposed stone inglenook fireplace with working open fire and chimney and to the opposite side is the original oven, timber latch doors leading through to the good sized modern fitted kitchen which boasts understairs storage and cupboard housing the washing machine and useful pantry, ample kitchen units with central island/breakfast bar, range cooker with extractor over, built in microwave, inset Belfast sink, tiled flooring and door to rear garden. From the lounge is access to a snug/study ideal for working from home and downstairs wc and door to rear garden. Stairs lead from the kitchen to the first floor where you will find four bedrooms with the master boasting en-shower room and further four piece family bathroom with roll top bath and corner tiled shower cubicle. Offered with NO CHAIN, viewing is highly recommended to appreciate the location and interior of this period home.

Council Tax Band F



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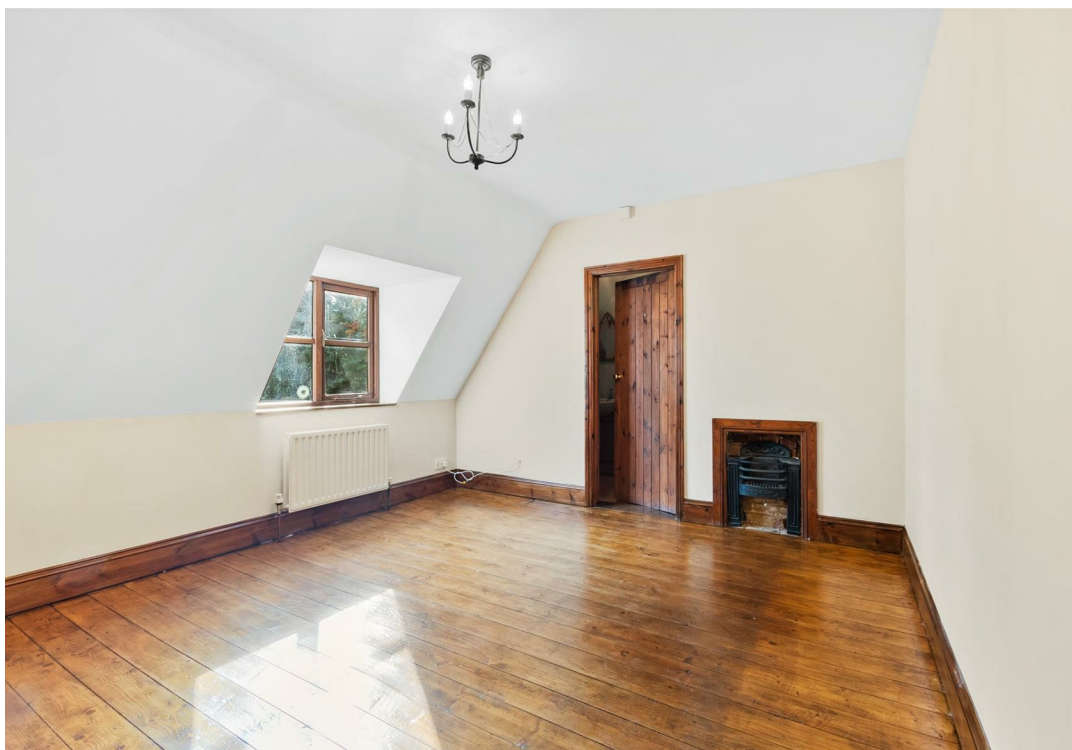


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Price £595,000



Externally to the front is dwarf wall enclosed garden with pathway to front door and shrub planting, to the side is a driveway providing off road parking leading to a detached thatched double garage with workshop above. The extensive rear garden offers a private aspect with open countryside views, patio set to the rear with retaining wall and steps rising to a lawn area, mature trees and shrubs, greenhouse and access to workshop which is above the garage. All enclosed with timber fencing and having stunning open countryside views.

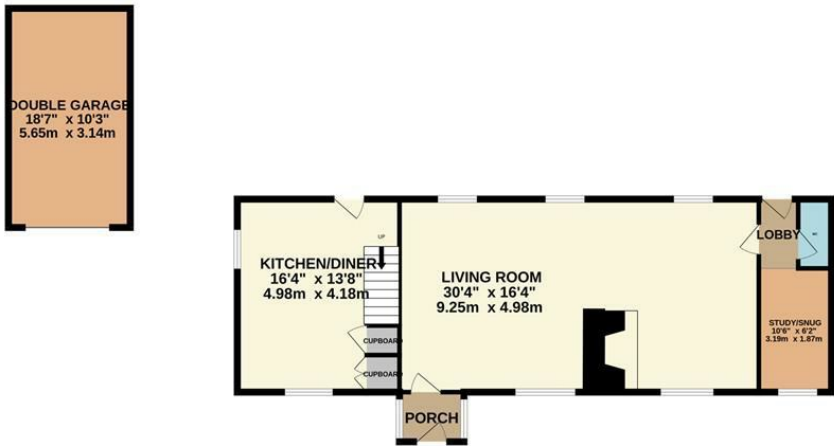




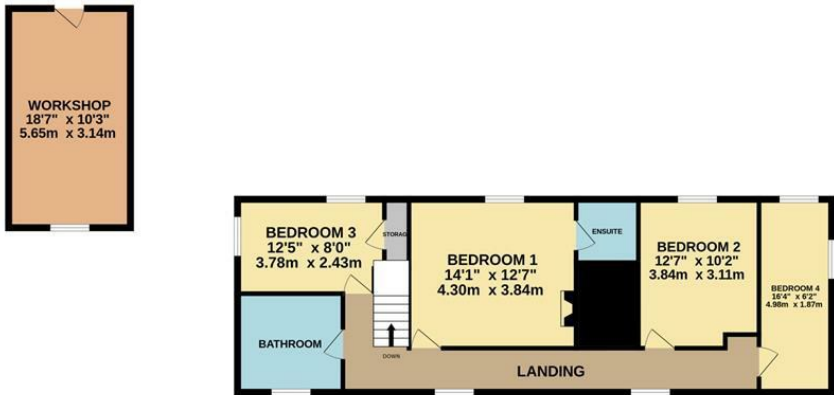
The village of Old Weston has many countryside walks on your door step and the towns of Kimbolton and St Neots and Oundle are a short drive away providing many further amenities to include shops, restaurants, pubs and schooling. The train station is located in St Neots getting into Cambridge and London in under an hour.



GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 1974 sq.ft. (183.4 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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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	



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01832 731222

thrapston@simpsonandpartners.co.uk

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43-45 High Street, Thrapston, Northants, NN14 4JJ