



Manor Farm Cottage Ringstead Road
Denford, Northants NN14 4EL



Simpson & Partners



Sought after location. This spacious and extended detached cottage sits on a generous plot in the desirable village of Denford having countryside and river walks on your door step and a short drive into the neighbouring village of Ringstead or market town of Thrapston offering local amenities. Offered to the market with NO CHAIN. Offering a mixture of old and new with many character features throughout to include: exposed stone walls, beams to ceiling, open fireplaces and window seats. Further benefits include views over the countryside from the bedrooms, detached double garage and good sized private garden. Enter the property into the porch which in turn leads through to the hallway, door to ground floor bathroom fitted with a modern three piece. Living room with exposed stone wall, beams to ceiling, window seat, fireplace with inset log burner, step leads up the dining area with parquet flooring, further fireplace and built in shelving, stairs lead to the first floor and door to: spacious modern kitchen set to the rear with ample storage and built in appliances to include oven, hob and extractor, space for white goods and French doors to the rear garden. Garden/family room offers a light and airy addition to the property with velux windows, French doors and views across the garden. To the first floor are three double bedrooms all having open countryside views, the master bedroom has Juliette balcony overlooking the garden and river beyond, five piece bathroom suite fitted with separate shower, corner bath, 'his and hers' sinks and wc. The garden is a particular feature of the property with gravel driveway providing ample off road parking leading to a double detached garage. Private rear garden mainly laid to lawn planted with mature trees and shrubs. Viewing is highly recommended to appreciate the location of this detached home.

EPC Rating C

 3

 2

 2

Price £535,000



Denford is a small East Northamptonshire village with countryside and river walks on your doorstep. The market town of Thrapston is a short drive away providing further facilities to include shops, cafe's, restaurants, leisure centre and schooling.

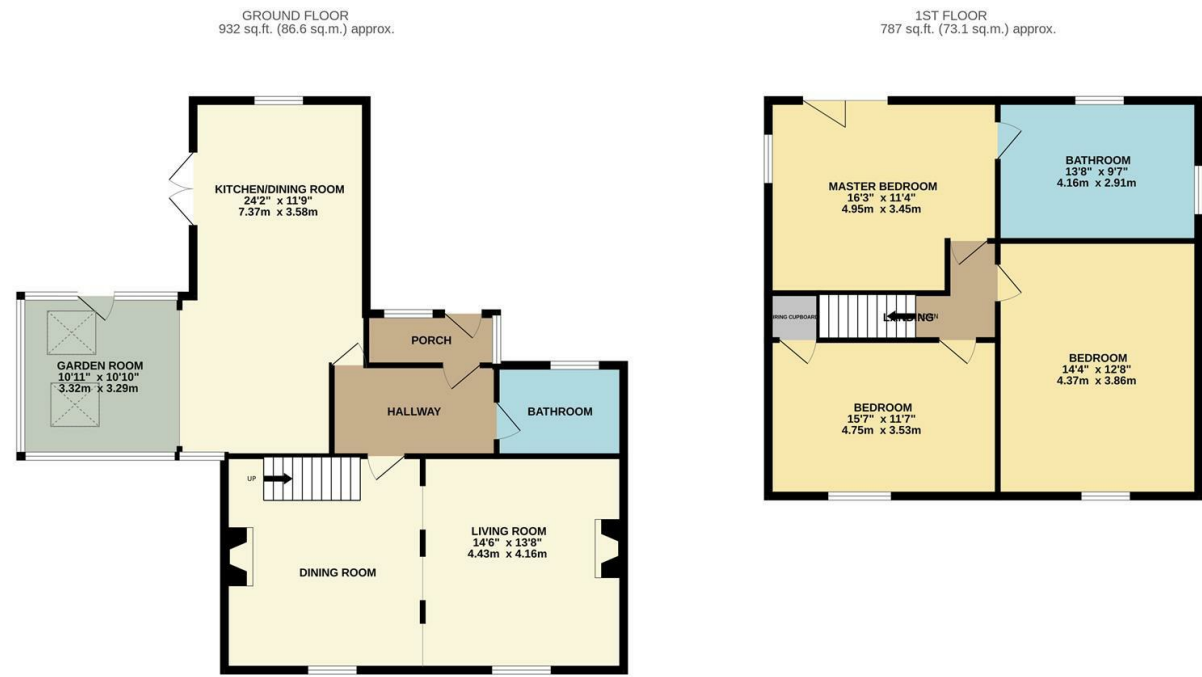


Simpson & Partners



Close to the major road network links of the A14 and A45 leading to M1/M6. Access to London St Pancras is via local train stations approximately 20 mins drive and leading into the capital in under an hour.

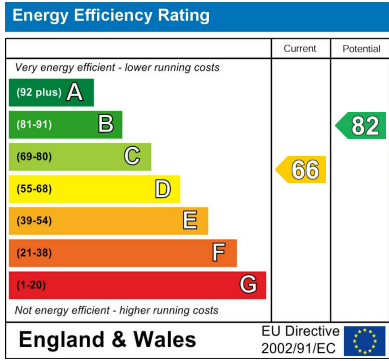




TOTAL FLOOR AREA : 1719 sq.ft. (159.7 sq.m.) approx.

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

Made with Metropix ©2024



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

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