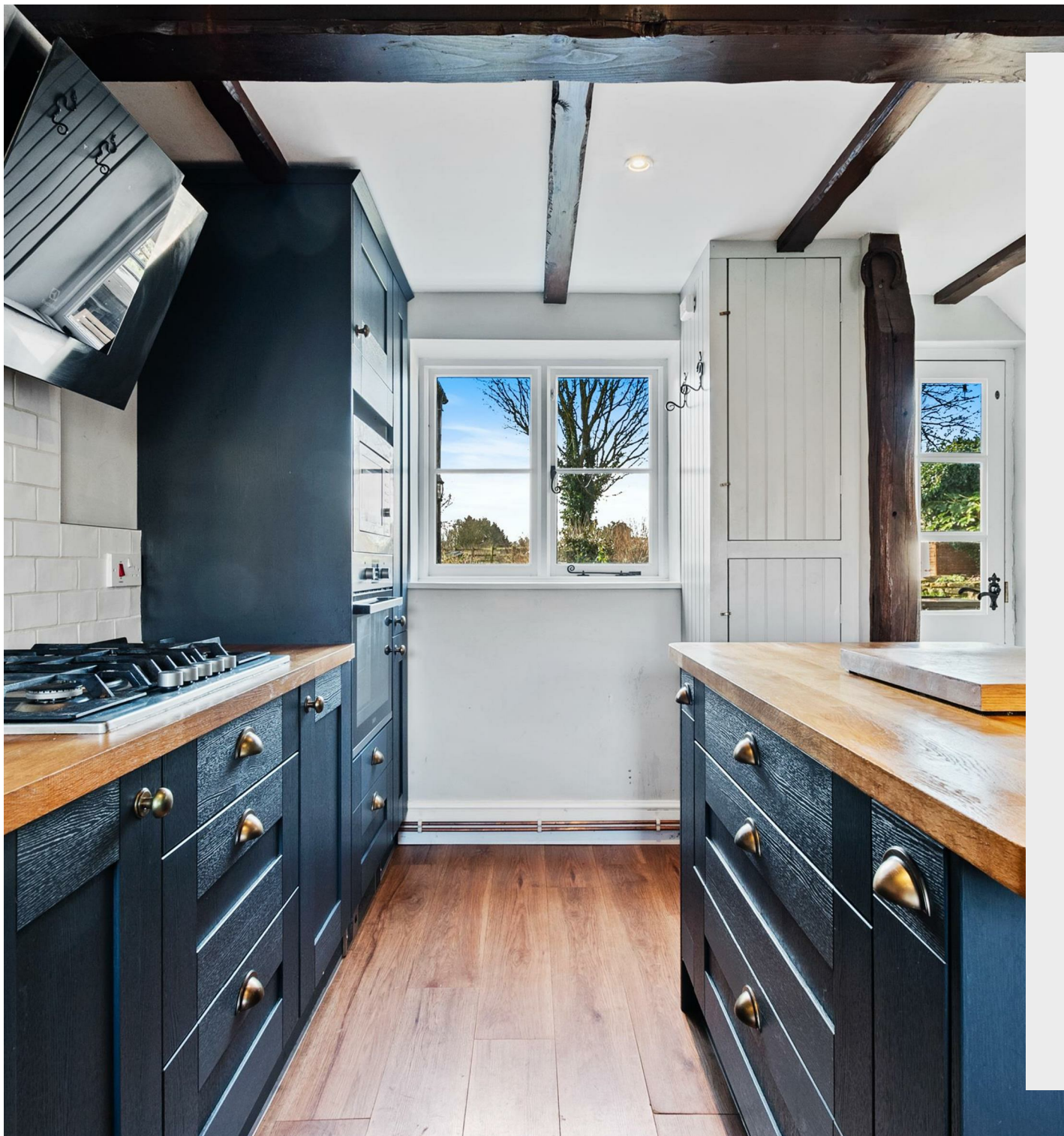




Birds Cottage, 18 High Street
Titchmarsh, Northants NN14 3DF



Simpson & Partners



Looking for rural living and character then Birds Cottage is for you! This Grade 11 listed, quirky and characterful property has been extended in 2008 to provide a five bedroom family home. Situated in the heart of the sought after village location of Titchmarsh with countryside walks and local amenities on your door step. Offering stunning gardens with beautiful field views and off road parking. Further benefits include five bedrooms with two of the bedrooms affording ensuite facilities, three reception rooms and fitted kitchen. Having a wealth of charm and character throughout to include thatched roof to the oldest part of the cottage, beams to walls and ceilings, exposed stone walls and original fireplaces. Enter the property into the hallway with doors to: cloakroom, study giving the option of working from home, reception room to the rear with tiled flooring and French doors to the rear garden, stairs rising to the first floor giving access to two double bedrooms both having en-suite facilities and built in storage. Door to kitchen fitted with ample storage units, double oven, hob and extractor fan, Butler sink and beams to ceiling, doors to rear, front and dining room. Dining room boasts exposed stone wall, beams to ceiling, doors to front and rear and stairs rising to the first floor. To the first floor the stairs split giving access to double bedroom and bathroom, two further bedrooms all with character features. Externally to the front is a cottage style garden and off road parking, the private rear garden is a particular feature of the property being mainly laid to lawn with open field views and mature trees, brick outbuildings providing wood store and workshop, timber summer house, gated access giving access to lane to the side. Offered to the market with no chain, viewing is highly recommended to appreciate the location and interior of this unique home. Council Tax Band D/EPC Rating D.



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Price £700,000



Titchmarsh is a small East Northamptonshire village set in rolling countryside with local amenities to include village shop, pub/restaurant, school and church.

Close by are the market towns of Thrapston and Oundle offering many further facilities to include shops, cafes, dentist, doctors and leisure centre. Situated conveniently for the A14/A45 major road network links leading to the A1/M1/M6. The train stations are located a short drive away in Huntingdon and Peterborough.



GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



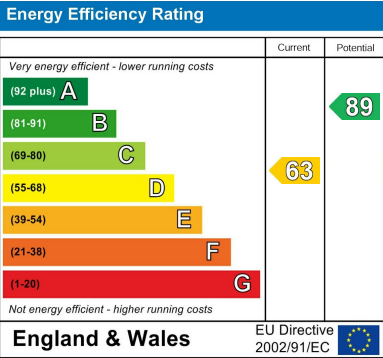
1ST FLOOR
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 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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