



49a High Street  
Titchmarsh, Northants NN14 3DF



Simpson & Partners



Period property offering a wealth of charm and character throughout. This well presented barn conversion is situated in the sought after village location of Titchmarsh with lovely countryside walks on your doorstep and local amenities to include pub/restaurant, church and primary school. Set on a good sized plot with off road parking to the front and side and tiered south facing rear garden. The property boasts many original features to include exposed stone walls, beams to ceilings and walls, wooden internal doors but also includes a modern contemporary twist. Enter the property into the hallway with stairs rising to the first floor and door to: living room with exposed stone wall and beams to ceiling, two windows to front and fireplace, archway leads through to formal dining room with beams to ceiling and double doors leading through to conservatory set to the rear leading out to the rear garden, archway leads through to the kitchen. The kitchen is fitted with a contemporary range of wall and base units with built in oven, hob and extractor fan, Butler sink, space and plumbing for washing machine and fridge/freezer. To the first floor are two double bedrooms with the master bedroom having built in storage, separate wc, bedroom two boasting built in storage and door to bathroom fitted with a roll top bath, separate shower and large built in wardrobes. Externally to the front is a gravelled frontage for parking leading around to the side and rear. The rear garden offers a private sunny aspect with patio area and steps leading up to a lawn area with timber shed, enclosed with timber fencing and mature planting. Viewing is highly recommended to appreciate this unique home. COUNCIL TAX BAND D

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Price £375,000

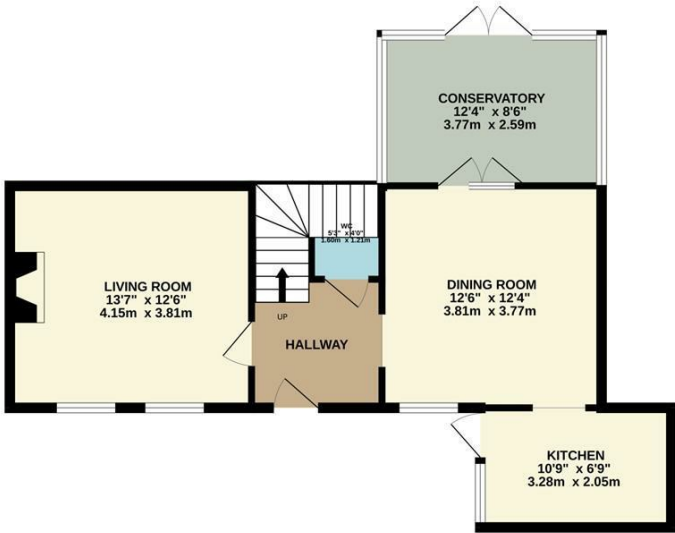


Titchmarsh is a small East Northamptonshire village set in rolling countryside with local amenities to include village shop, pub/restaurant, school and church. Close by are the market towns of Thrapston and Oundle offering many further facilities to include shops, cafes, dentist, doctors and leisure centre.

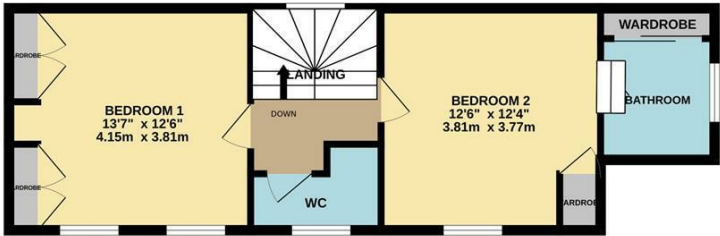
Good road network links to the A1/M1 and train stations are located in Huntingdon, Peterborough and Kettering.



GROUND FLOOR  
587 sq.ft. (54.6 sq.m.) approx.

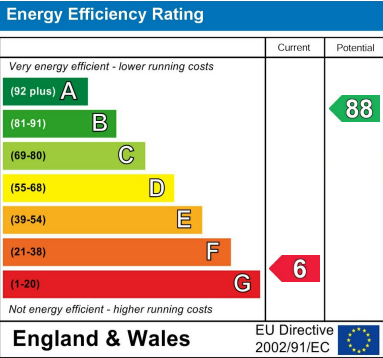


1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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