



18 High Street
Brigstock, Northants NN14 3HA



Simpson & Partners



A cottage retreat with an annex! Perfectly positioned within this picturesque village of Brigstock with countryside walks on your doorstep and a short walk to all amenities available. This charming home offers more than you would expect for a characterful cottage boasting a well presented interior and a wealth of charm and character. Further benefits include private rear garden. Offering flexible living accommodation with the annex to the rear being ideal for an elderly relative or teenager. Enter the property into the hallway with tiled flooring and feature exposed stone work, wooden latch doors lead to: living room having feature fireplace and wood flooring, dining room with fireplace housing wood burning stove, wood flooring and stairs rising to the first floor. The kitchen is fitted with a range of wall and base units with inset Belfast sink and space for range cooker and extractor fitted over, doors lead through to useful utility room and downstairs wc. To the rear is a self contained annex with access to the house and boasting bedroom/living room with wet room. To the first floor are four bedrooms served by a modern family bathroom fitted with a four piece suite comprising free standing bath, walk in shower, wash basin and low level wc. The rear garden is enclosed by stone walling and is mainly laid to lawn with retaining railway sleepers and patio area, timber shed and further patio. Viewing is highly recommended to appreciate the layout of this lovely family home.

Council Tax Band E

EPC Rating E

 5

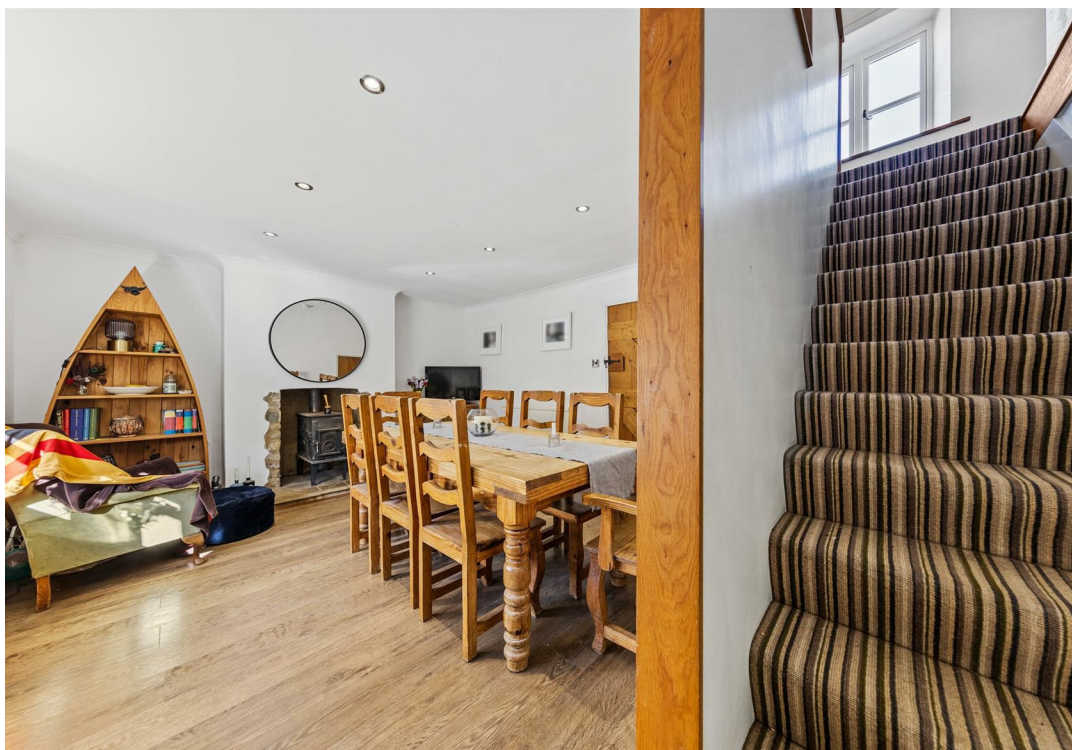
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Offers In Excess Of £500,000



The village of Brigstock is situated close to the towns of Thrapston and Corby offering many amenities to include shops, restaurants, theatre, cinema, etc. Country walks on your doorstep and within a short walking distance to village café and local amenities to include a convenience shop, school, doctors surgery and village pub. Brigstock is conveniently situated for easy access to the major road network links of the A14, A1 and the train station is in Corby approximately 15 minutes drive.

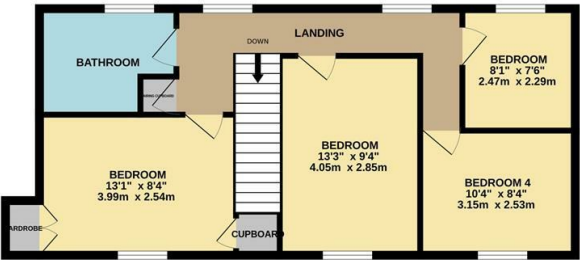


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GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.

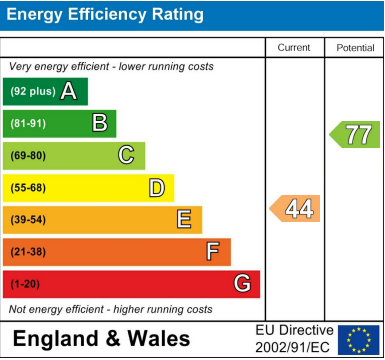


1ST FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 sq.m.) approx.

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