



27 High Street  
Ringstead, Northants NN14 4DA



**Simpson & Partners**





Desirable village living with an interior and garden to impress. Nestled in the heart of this sought after village of Ringstead is this stunning three bedroom period stone cottage dating back to the 16th century, with extensive private gardens of approximately 1/3 of an acre. Within walking distance of the local primary school, traditional village pub and countryside walks leading to the nature reserve and fishing lakes. Boasting a wealth of character and period features to include exposed beams and inglenook fireplace to the living room. Further benefits include conservatory and outbuilding with power and light connected ideal for office/studio space. The well presented property comprises living room with two windows to the front and exposed beams to the ceiling, inglenook fireplace with inset multi fuel burner, engineered oak flooring, stairs rising to the first floor and door to lobby. The lobby gives access to storage cupboard, downstairs bathroom fitted with a three piece suite having shower over the bath and useful utility room to the front with storage and plumbing for white goods. Kitchen/dining room offers ample storage, space for range cooker with extractor over, oak beams continue to the ceiling, feature archway gives access back through to the living room. A lovely light conservatory overlooks the rear garden and is accessed from both the kitchen and dining room. The stairs rise from the living room to the landing and master bedroom with steps down to the remaining two bedrooms and cloakroom. The extensive and private rear garden is a particular feature of the property with patio areas and raised beds leading you through the garden, feature pond and lawn area surrounded by mature trees and bushes. Also included are the timber summer house and shed, pergola with seating area and three way barn which is shared by other neighbours, however could be used as a home office/workshop. Viewing is an absolute must to appreciate this beautiful house.

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Price £375,000







Ringstead is a lovely village close to the market towns of Thrapston and Raunds. The village boasts many amenities to include shop, post office, pub, and take-a-ways and primary and pre-schools, there are countryside walks around the lakes and across to neighbouring villages.



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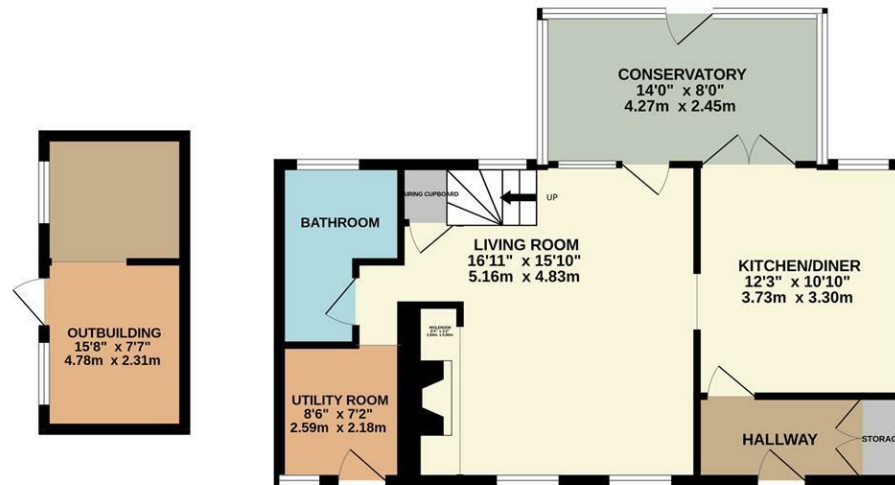
The major road network links of the A45 and A14 are close by leading to the M1/M6. The train station is located in Kettering approximately 15 minutes drive away. The new Rushden Lakes development is a short drive away offering many recreational facilities, restaurants, shops and cinema.



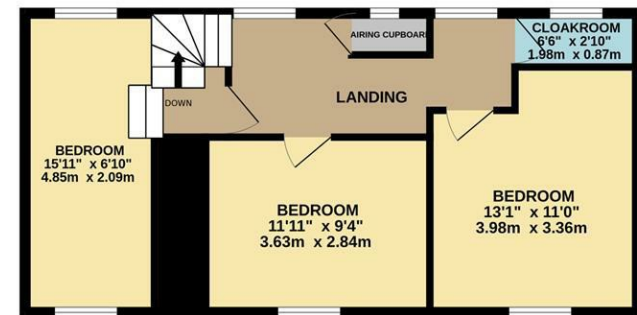




GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.

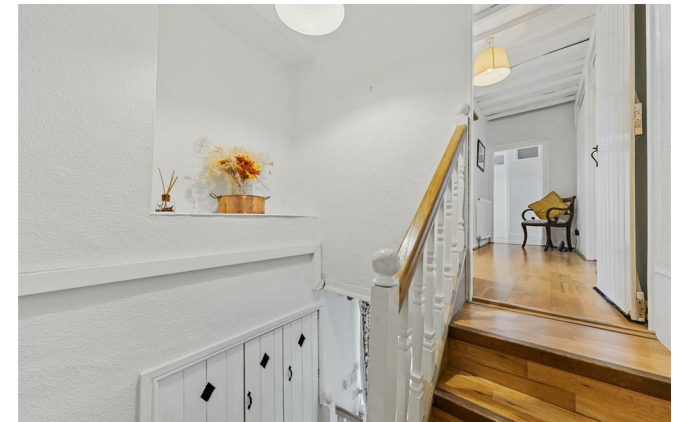
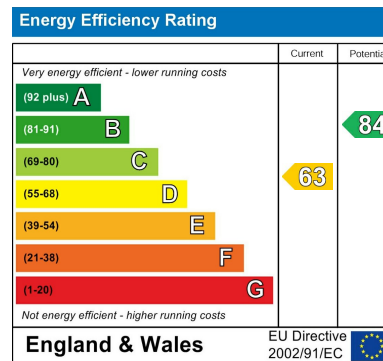


1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.1 sq.m.) approx.

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