



4 Mill Lane

Islip, Northants NN14 3LA



Simpson & Partners



Location and views to impress! This lovely Grade II listed cottage is one of seven stone built properties situated at the bottom of the lane close to open countryside and the river Nene. The nature reserve, trout lake and sailing club are a short walk away providing many recreational activities. Thrapston is close by providing many more amenities. Further benefits include allocated parking and well maintained communal gardens. Offering many character features throughout comprising beams to ceilings and exposed stone walls. Enter the property through canopied porch into the hallway with stairs rising to the first floor and door to open plan living/kitchen with exposed stone wall and feature fireplace with large wooden beam, window seat to the rear offering stunning views over open countryside, oak beam to ceiling and kitchen area fitted with storage units and inset oven, hob and extractor fan, built in table area and tiled flooring. To the first floor is a landing/study area with built in storage and window to rear, doors to: bathroom fitted with a three piece suite comprising bath with hand held shower over, wash hand basin and low level wc, large bedroom with beams to sloping ceiling and views over open countryside, wood flooring, door to airing cupboard. To the front is a gravelled area providing off road parking for 2 cars, brick built storage and communal gardens, patio area outside the front of the house. Viewing is highly recommended to appreciate the location of this lovely stone cottage. Council Tax Band B.



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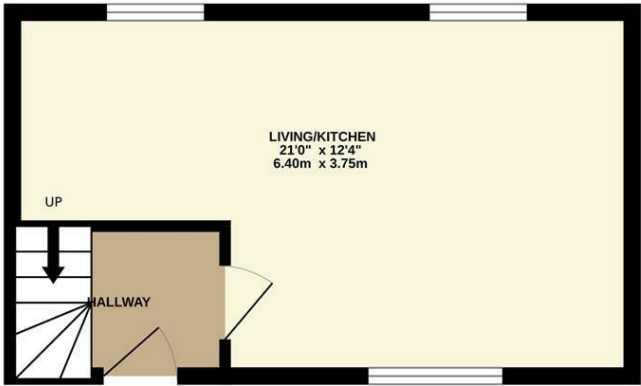
Price £225,000



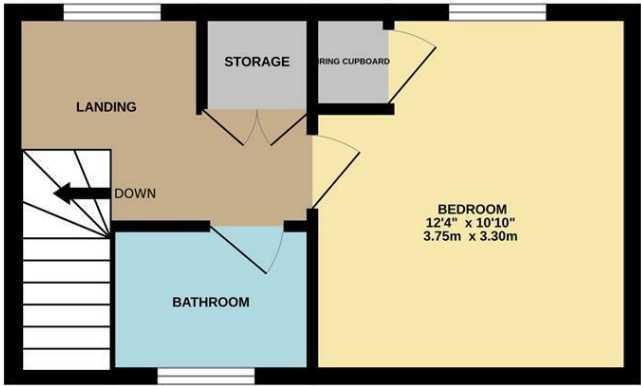
Located in the heart of the village within easy walking distance to the local pub, the rolling countryside and river Nene providing lovely walks. Islip is a lovely picturesque village nestled in the heart of East Northamptonshire overlooking the river Nene. The market town of Thrapston is close by offering many amenities to include shops, doctors, schooling, pubs and restaurants. The increasingly popular Rushden lakes is 8 miles away and mainline railway stations are close by giving access to the capital in an hour. Major facilities are available in nearby Kettering (9 miles), Wellingborough (11 miles), Northampton (20miles). Excellent communication links including mainline services to London from Huntingdon, Kettering and Wellingborough.



GROUND FLOOR
259 sq.ft. (24.0 sq.m.) approx.



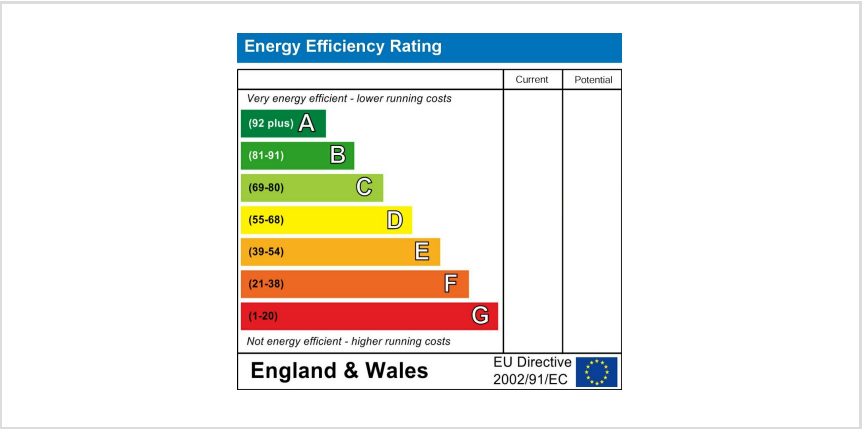
1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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