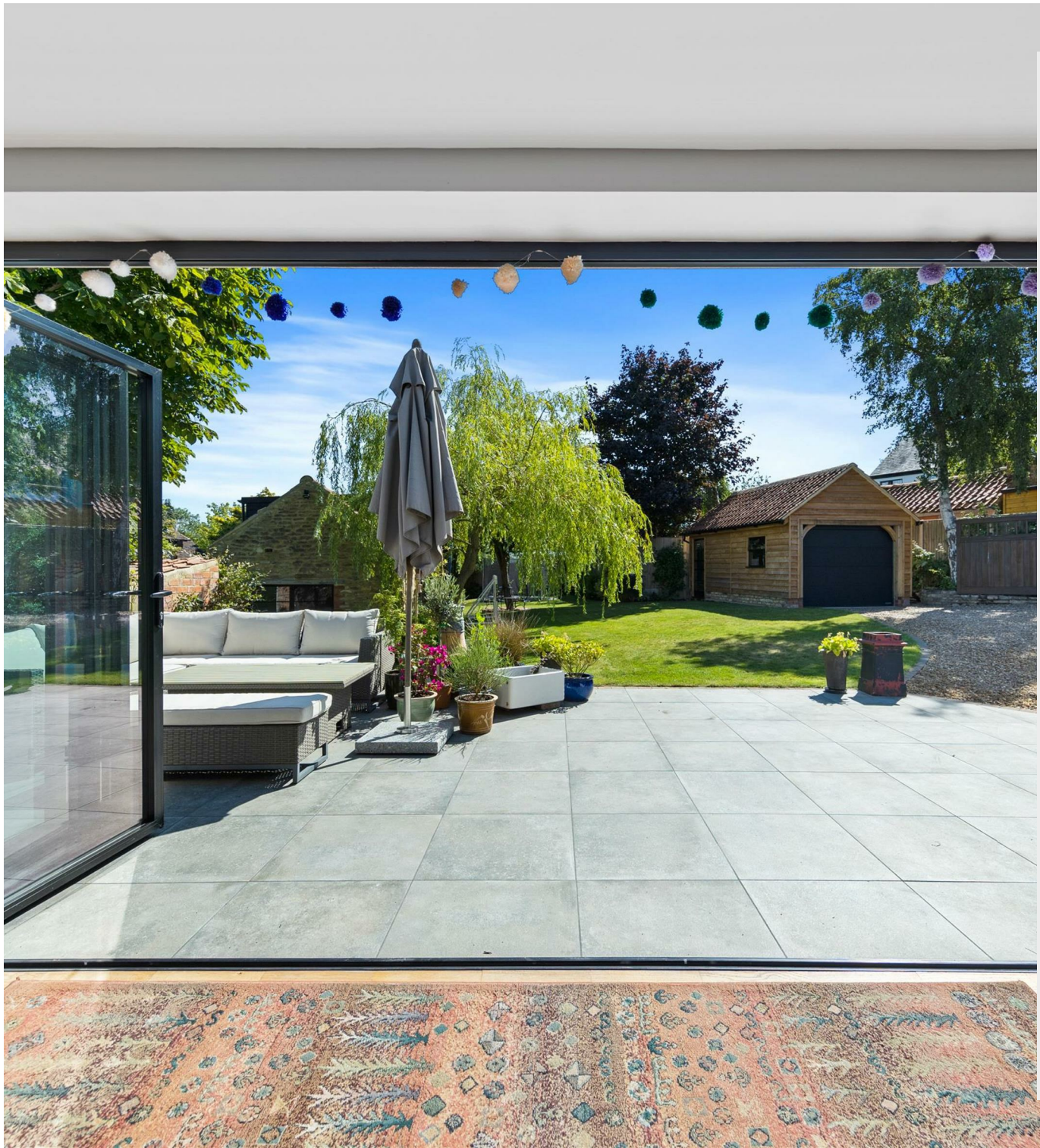




54 East Street
Stanwick, Northants NN9 6PX



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A beautiful refurbished and updated cottage nestled and tucked away with access from a private driveway. Situated in the sought after village of Stanwick with lovely countryside walks on your doorstep and a short walk to local amenities. The property sits on a generous private plot and boasts a converted two storey 'cow shed' which would be ideal as a separate annex, along with large timber garage. The property itself offers a wealth of charm and character with planning permission for a first floor extension to provide fourth bedroom and bathroom (NE/25/00313/FUL). The present owners have updated the property to provide a stunning open plan kitchen/dining/family room flooded with light from skylights and bifold doors opening out to the garden offering a lovely entertaining space. The kitchen area is fitted with a modern range of units with inset American style fridge/freezer and island unit with hob, opening through to further reception room and playroom. Useful utility room is fitted with Butler sink and has space and plumbing for white goods. The cosy living room boasts original brick flooring, stone/brick fireplace with inset wood burning stove, window seat with bespoke shutters. Hallway with stairs rising to the first floor gives access through to the ground floor bathroom fitted with a four piece suite. To the first floor are three good sized bedrooms with views over the garden. Access to the property via driveway providing ample off road parking, in turn leading to an oversized timber garage and detached two storey stone barn with multi purpose use as office space/studio/annex. The beautiful gardens offer a very private aspect with patio area, mature trees and shrubs and extensive lawn area and original stone barn/wc. Viewing is highly recommended to appreciate the location and interior of this stunning character home. EPC Rating E. Council Tax Band D.



3



1



3

Guide Price £530,000



Stanwick is a lovely rural village with many countryside walks and access to the renowned Stanwick Lakes which offers numerous bike trails with cycle hire available, walks and nature reserve. The village also boasts pub/restaurant, wine bar, local butchers, post office and general store.



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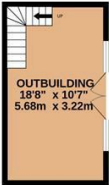
The Rushden Lakes development is close by with shops, restaurants and cafe's. Ideally located for the A14, A45 network road links leading to M1,M6. The train station is located in the town of Wellingborough approximately 15 minutes drive.



GROUND FLOOR
1470 sq.ft. (136.5 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 2118 sq.ft. (196.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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