



Rose Cottage School Lane
Bythorn, PE28 0QS



Simpson & Partners



Period charm and contemporary feel. This Grade II listed cottage has been extended to the rear to provide reception room and bedroom above with its own staircase which could be used as a separate annex for elderly parents or teenagers. The owners also have planning granted to extend the ground floor boot room to provide further utility room (further details available). The property is set in beautiful wrap around south facing gardens, backing onto open countryside and has been re-landscaped to provide newly laid driveway to front and rear, new gates and electric car charging point. Boasting many character features throughout to include fireplaces, exposed beams and recently re thatched roof. The current owners have also replaced the flooring throughout with limestone tiles, solid wood flooring and wool carpets and also installed a new woodburning stove to the lounge. Enter the property into the reception hall with feature fireplace and original beams, stairs rising to the first floor and door to study/snug with exposed brick fireplace. Bespoke hand made 'Harbour' kitchen with inset Aga and quartz work surfaces, island unit with oak work surface incorporating induction hob, built in appliances to include oven, wine fridge and space for large American style fridge/freezer, opening through to boot room and rear lobby leading to downstairs wc/utility room. A sitting room with built in storage and French doors lead out to the lovely rear garden, and opening to new extension family/dining room fitted with a modern wood burner and bifold doors to garden. To the first floor are five bedrooms with the master bedroom having built in storage and leading through to contemporary fitted shower room with his and hers' wash hand basins and walk in shower further family bathroom (which will be refitted to provide double shower) and exposed beams, bedroom five is part of the new extension offering stunning views over the garden and fields beyond.



5



2



3

Price £795,995



Externally the property is approached via five bar gate to driveway providing off road parking and timber porch giving access to the property. To the rear is a further driveway and new bin store leading to lawn. Patio area set to the rear of the house providing alfresco dining and further lawn with mature trees and shrubs boasting stunning views over open countryside.

Viewing is an absolute must. Council Tax Band F. EPC Rating D





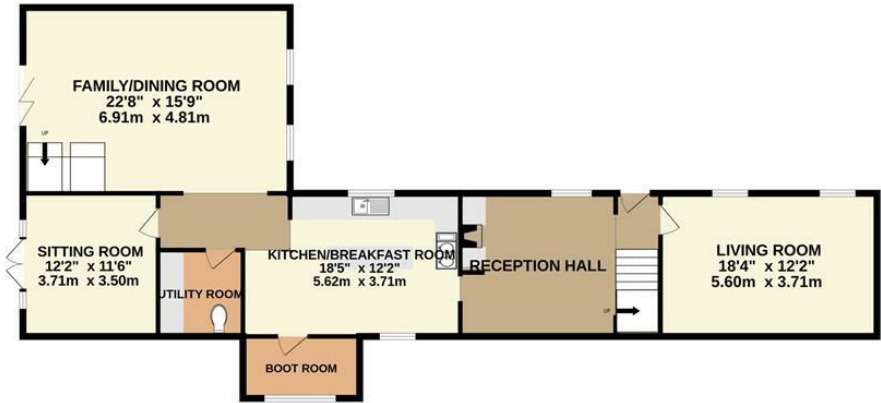
Bythorn is a small village off of the A14 with countryside walks on your doorstep and the market town of Thrapston a short drive away offering many amenities to include shops, schools, restaurants, doctors and dentist.

The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths.



GROUND FLOOR

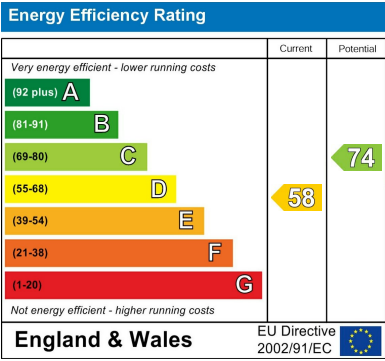
1ST FLOOR



TOTAL FLOOR AREA : 2507sq.ft. (232.9 sq.m.) approx.

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