



Muddles Cottage, 20 High Street, Yardley Gobion, Northamptonshire, NN12 7TN

HOWKINS &
HARRISON

Muddles Cottage, 20 High Street,
Yardley Gobion,
Northamptonshire, NN12 7TN

Guide Price: £450,000

A delightful Grade II Listed cottage set in the heart of the sought after rural village of Yardley Gobion, and within easy reach of the nearby thriving towns of Milton Keynes, Towcester and Northampton. Retaining many original features, the cottage is presented in excellent condition throughout and offers three double bedrooms, two reception rooms, an enclosed and private landscaped garden and a home office.

Features

- Stone cottage
- Grade II Listed
- Three double bedrooms
- Bathroom
- Shower room
- Kitchen
- Sitting room
- Dining room
- Enclosed landscaped garden
- Home office & store



Location

Yardley Gobion is a sought-after South Northamptonshire village, bypassed by the A508, approximately 3 miles north east of Stony Stratford which has varied shops, coffee shops and restaurants. The village itself has a primary school, shop, pub, restaurant, sports ground and social club. The Grand Union Canal runs nearby east of the village.

There is good access to the main arterial roads including the M1 motorway and A5, with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

Entrance hall, cloakroom with shower, spacious kitchen with a range of bespoke units under oak worksurfaces incorporating a breakfast bar and integrated dishwasher, sitting room with an open fireplace, dining room with French doors opening onto the patio and garden.

First Floor

Two spacious double bedrooms, both with fitted wardrobes.

Second floor

A further spacious double bedroom and the family bathroom with a feature free standing roll-top bath.

High Street, Yardley Gobion, Towcester, NN12

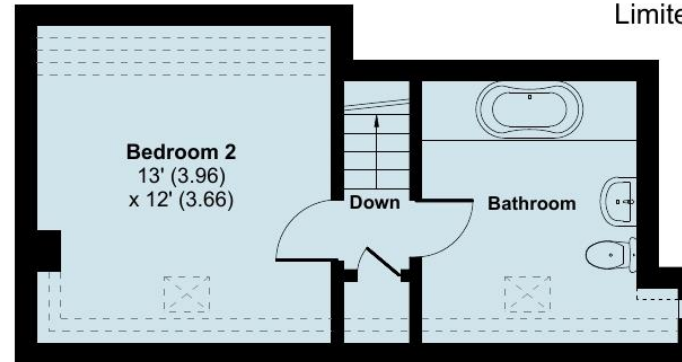
Approximate Area = 1258 sq ft / 116.8 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Outbuilding = 183 sq ft / 17 sq m

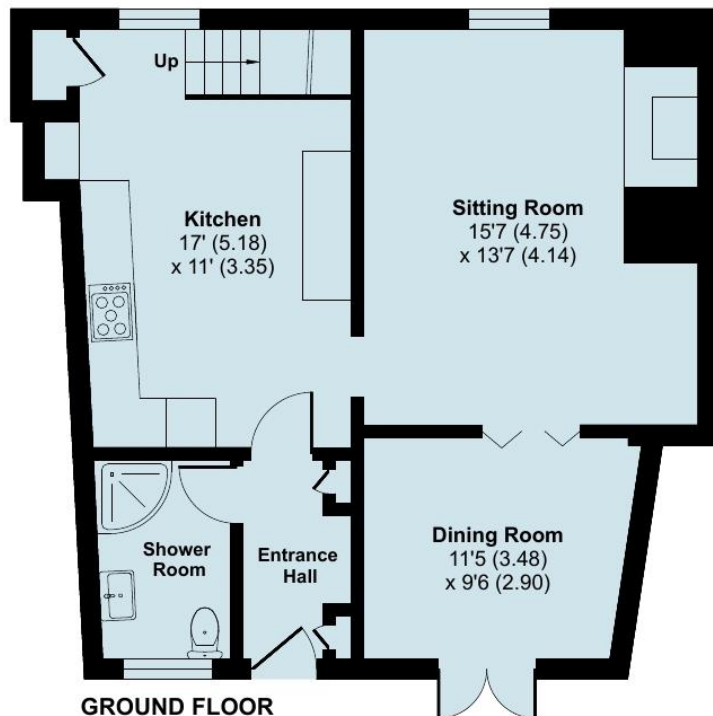
Total = 1491 sq ft / 138.4 sq m

For identification only - Not to scale

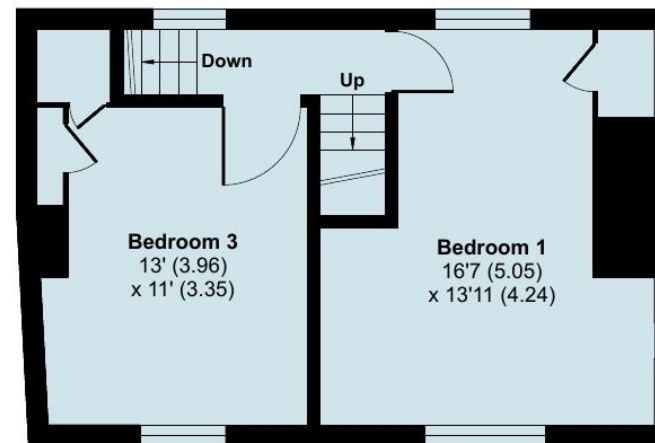


SECOND FLOOR

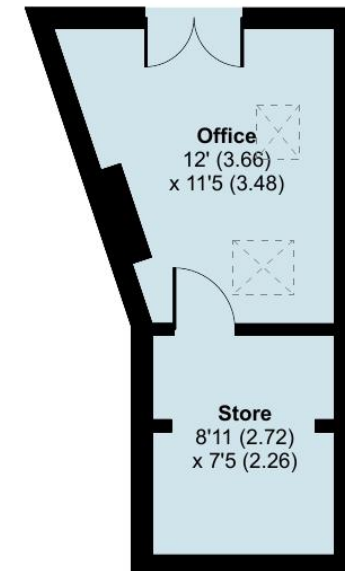
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Howkins & Harrison. REF: 1037500



Outside

The property is approached by a footpath leading to the garden and entrance hall. The patio gives way to the landscaped low maintenance garden which has thoughtfully planted borders and artificial grass. At the far end of the garden is a raised decked area which leads to the fully fitted home office/studio/gym which also benefits from a large useful storage area.

Delightful Grade II Listed
three bedroom cottage





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band – E

EPC

This property is Grade II listed therefore EPC information is not required.



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.