



Farthing Cottage, 41 Lower Street, Pury End, Northamptonshire, NN12 7NS

HOWKINS &
HARRISON

Farthing Cottage, 41 Lower Street,
Pury End, Northamptonshire
NN12 7NS

Guide Price: £350,000

This delightful stone-built cottage enjoys views from the front across rolling fields known as 'The Warren' in the sought after village of Pury End. Full of character and charm, the property is beautifully presented throughout and enjoys three bedrooms, a family bathroom, sitting room with wood burning stove, a fitted kitchen and small courtyard garden.

Features

- Semi-detached stone cottage
- Three bedrooms
- Family bathroom
- Sitting room
- Kitchen/breakfast room
- Utility/cloakroom
- Courtyard garden
- Countryside views
- Energy rating D



Location

Pury End is a small hamlet which is located approximately three miles south east of the market town of Towcester. The village of Paulerspury lies half a mile away with a primary school, church, and public house.

There is good access to the M1 motorway at junction 15a, the M40 and 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 Silverstone and Whittlebury Hall Hotel & Spa, 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

The front door opens into the sitting room with oak beams and an inglenook fireplace fitted with a wood-burning stove. The kitchen/breakfast room has a bespoke range of fitted units with an integrated double oven and hob, and a dishwasher and leads to the utility and cloakroom.

First Floor

There are two double bedrooms, one with built in wardrobes, a single bedroom and a family bathroom.

Outside

The cottage overlooks the rolling fields of The Warren to the front. We understand from the vendor that the right half of the parking space to the right of the cottages is owned by the cottage. Further parking is available in front of the cottage.

To the rear of the property is a small and private courtyard garden, and a gate allowing access to a communal footpath.

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.

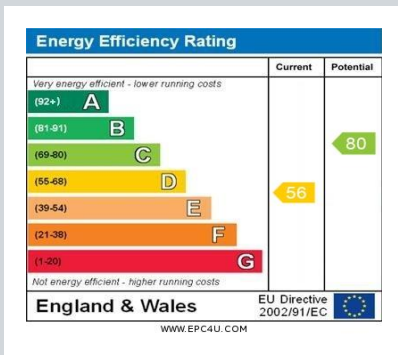
Services

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 - D



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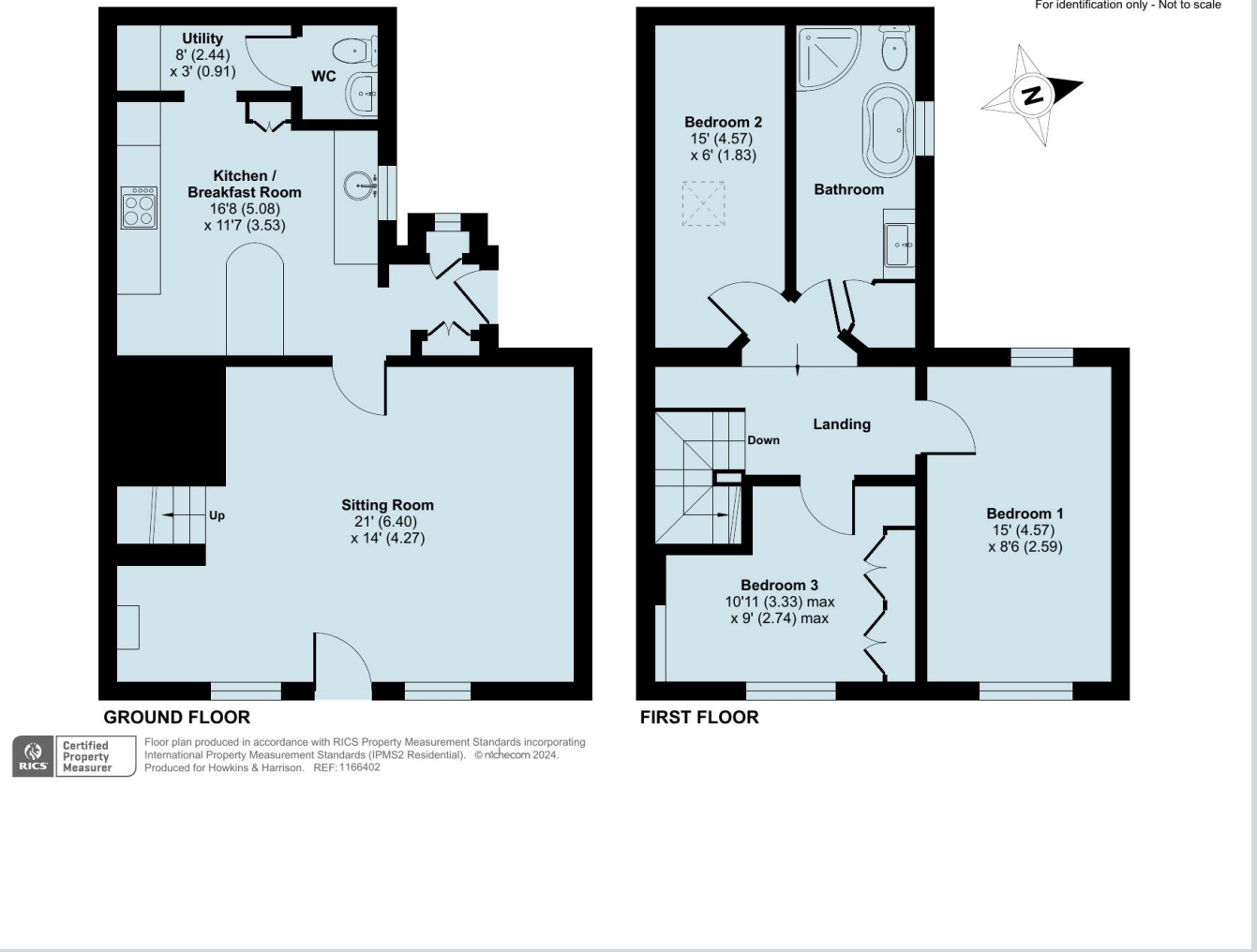
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Lower Street, Pury End, Towcester, NN12

Approximate Area = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



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.



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