



Lavender Cottage, 19, Lower Street Pury End, Northamptonshire, NN12 7NS

\*\* DRAFT \*\*

HOWKINS &  
HARRISON



Lavender Cottage, 19 Lower Street,  
Pury End, Northamptonshire,  
NN12 7NS

Guide Price: £400,000

Set in the sought after hamlet of Pury End, this delightful mid-terraced stone cottage retains many of its original features and charm. Offering two bedrooms, a dressing room and shower room, two reception rooms and a kitchen/dining room, the cottage enjoys an enclosed courtyard and a further detached area of garden, along with views over the warren to Paulerspury Church.

### Features

- Stone built character cottage
- Desirable hamlet location
- Sitting room with inglenook fireplace
- Dining room
- Kitchen/breakfast room
- Cloakroom
- Two bedrooms
- Dressing room & shower room
- Courtyard and further detached garden
- 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

Entrance porch leading into the sitting room with an original inglenook fireplace fitted with a wood burning stove, dining room, cloakroom, kitchen/breakfast room with a range of bespoke fitted units and with an integrated double oven, hob and microwave under oak work surfaces. From the kitchen, a door leads onto the enclosed courtyard garden.

## First Floor

The first floor offers two good size bedrooms, a dressing room and a shower room.









## Outside

Immediately to the front of the property is a small garden filled with mature shrubs. To the rear of the property is an enclosed courtyard garden, with a gate leading to a communal footpath which in turn leads to a further garden area that is predominantly laid to lawn and edged with mature shrubs, bushes and trees.

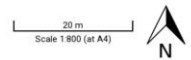
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 Land App



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## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: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.

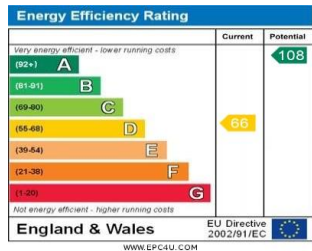
## Services

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 services.

Tenure: Freehold

Local Authority- West Northamptonshire Council

Council Tax Band- C



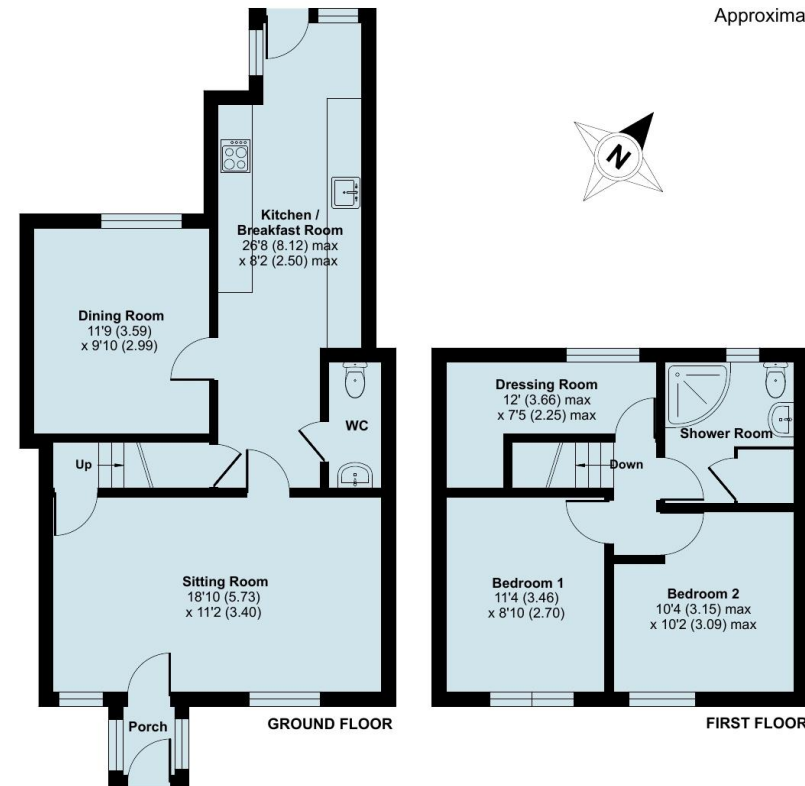
## Howkins & Harrison

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## Lower Street, Pury End, Towcester, NN12

Approximate Area = 976 sq ft / 90.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Howkins & Harrison. REF: 1296659

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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