



Bricklayers Cottage, 11 Careys Road, Pury End, Northamptonshire,
NN12 7NX

HOWKINS &
HARRISON

Bricklayers Cottage.

11 Careys Road, Pury End,
Northamptonshire, NN12 7NX

Guide Price: £800,000

A substantial, character filled, period family home, constructed of local stone, formerly being a village Public House. The main house extends to approximately 2,600 sq ft, in addition to which is a separate two storey studio / annexe and garage, all enjoying a plot of close to one quarter of an acre. The flexible accommodation comprises three generous reception rooms, plus kitchen / breakfast room, conservatory, utility and ground floor shower room. There are four first floor bedrooms, with the master bedroom boasting an en-suite and dressing room, in addition to which there is a family bathroom.

Features

- Substantial period family home
- Quarter of an acre plot
- Character features throughout
- 2,600 sq ft of living accommodation
- Detached studio/annexe
- Three reception rooms
- Kitchen / breakfast plus utility
- Four bedrooms and three bathrooms
- Driveway parking and garage
- Idyllic edge of village location
- EPC Rating: D



Location

Pury End is a small hamlet 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 entrance porch opens into a beautiful, large, multi-functional reception room complete with inglenook fireplace. Off this is the spacious, dual aspect sitting room, the grand dining room and the well-appointed kitchen / breakfast room. At the rear of the house is a conservatory, off which is the utility room and ground floor shower room.

First Floor

The landing provides access to the master bedroom complete with en-suite and dressing room, along with three further double bedrooms and family bathroom.





Outside

Occupying an idyllic, mature, plot extending to 0.25 acres, the property has a pretty cottage front garden, with driveway to the side providing access to the single integral garage and separate shed. Gated side access leads to the lovely, mature rear garden, which is mainly lawned with mature trees, shrubs, borders and two existing greenhouses.

There is a substantial, two storey, stone built detached, studio / annexe, with potential for a multitude of uses.

Agent Note

The property has a bank of solar panels on the front roof elevation, we understand these to be owned outright, and have historically offset the electric usage of the property.

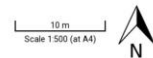
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Land App



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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

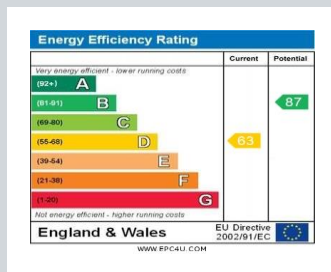
The following services are connected to this property:
gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

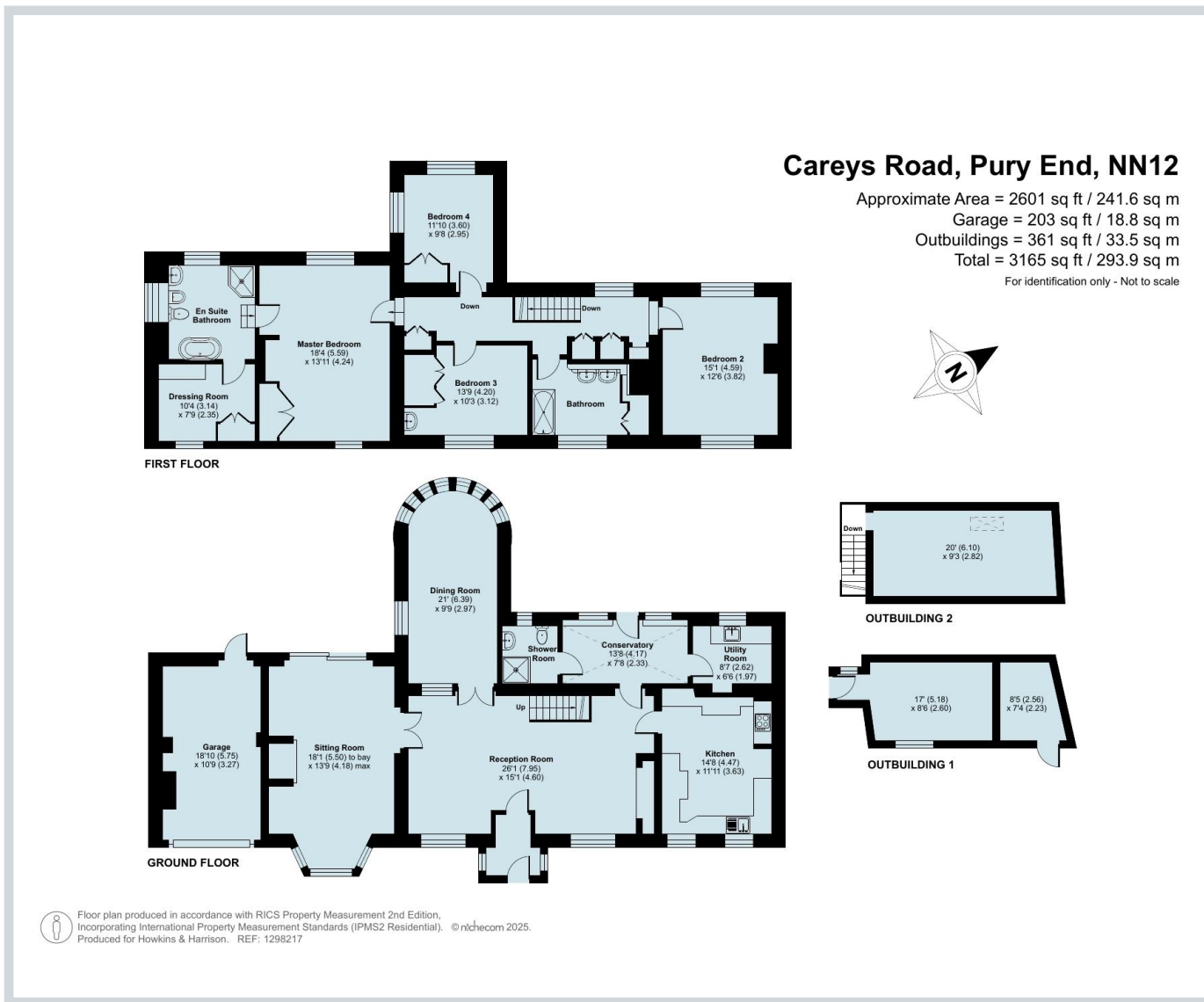
Council Tax Band - G



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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.



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