



120 Sywell Road
Overstone | Northampton | Northamptonshire | NN6 0AQ

FINE & COUNTRY

SELLER INSIGHT

“It was the peaceful setting of Sywell Road which first drew us to this lovely cottage,” say the current owners. “We were excited to move to a village location in the countryside, and this property is beautifully situated, being very private and not overlooked by any neighbours. The cottage itself was different to anything else we had looked at – truly one-of-a-kind and with a unique history. Built in the early 1800s, it was originally a tythe cottage to the lodge next door. When we moved in almost 23 years ago, it needed a lot of work, but we were keen to restore the building to its former character, while updating it for the needs of modern family life. So, we set about an extensive renovation project, reinstating period features where we could and adding others in keeping with the original cottage, such as wooden window frames for the new double glazed windows; reclaimed timber beams; and a patio laid in reclaimed brick. We were greeted with some surprises, too: in the hall, the name Welcombe Cottage can still be seen carved in the stone.”

Now, this is the perfect home for everyday life and entertaining alike. “We built an extension onto the cottage to provide a wonderful open plan kitchen, living and dining space complete with WC and utility,” the owners say. This has since seen many parties, often spilling out into the ‘secret garden’ to the rear. The courtyard garden with its brick patio and reclaimed decking with gazebo is ideal for al fresco dining with friends, while the front garden is south facing so enjoys sun throughout the day. The generous size of the garden and driveway allow for plenty of guest parking, including a car port plus outdoor space for 4 cars – a rare luxury for a cottage!”

The local area has much to offer, too. “We have loved living in the village of Overstone,” say the owners, “amongst friendly neighbours and with amenities close at hand. Within easy reach are Aldi and Coop supermarkets, a petrol station, a post office, several good schools, and a golf club and gym, as well as a garden centre and food hall at Beckworth Emporium. Sywell Country Park and a network of public footpaths provide endless options for picturesque walks, too, so we can make the most of living in the countryside.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

120 Sywell Road

A non listed, 4 bedroom cottage that has been beautifully restored and extended creating a superb open plan kitchen/dining/family room. There is off road parking, a garage and carport with cottage style gardens.

Welcombe Cottage is a non-listed, quintessential, stone built period cottage that has been beautifully renovated throughout retaining many original features and thoughtfully extended into former outbuildings now creating a superb home. The house is approached through well tended cottage style gardens with a graveled driveway leading to a detached garage.

On entering you are greeted by a warm welcoming split level entrance hall with exposed stone walls. On the left is the superb open plan family room and country style kitchen, this really is the heart of the home and has been cleverly extended into former barn style outbuildings, it has exposed roof beams, exposed stone and a fireplace with wood burner, the kitchen is beautifully fitted with country style traditional units. To the front of the house is a cosy sitting room with an open fireplace. The main bathroom is on the ground floor and is luxuriously fitted.

On the first floor the main bedroom overlooks the gardens and has fitted wardrobes and a shower cubicle, there are a further two good size bedrooms on this floor. In the eaves is bedroom 4 which is a delightful room.

Outside the gardens extend to approximately 0.04acre and are mainly laid to lawn at the front with cottage style flower beds, there is a detached garage with gated driveway. To the rear is further enclosed tranquil garden with patio area and pergola.



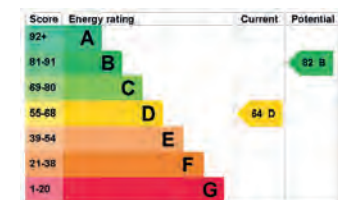
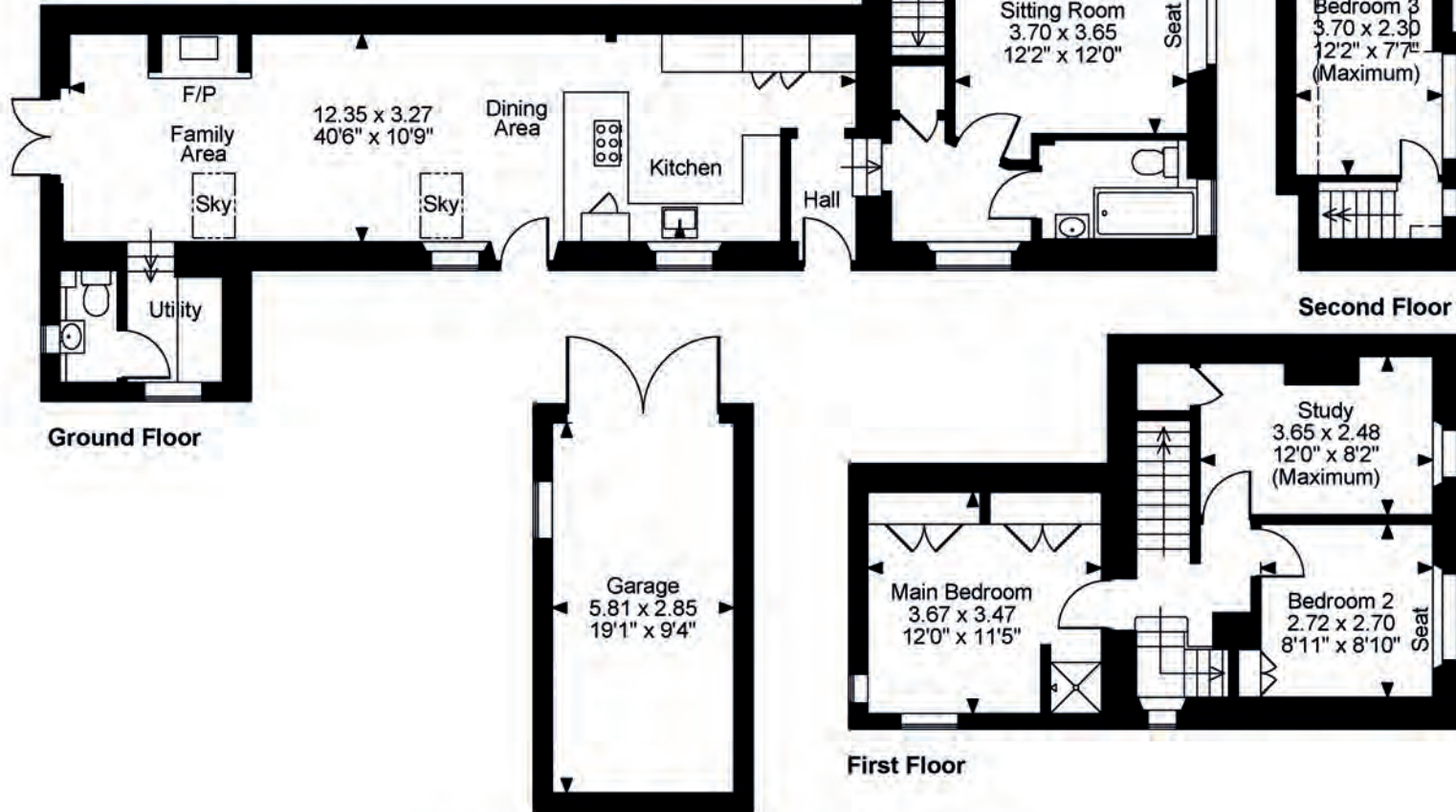








Sywell Road, Overstone, Northampton
Approximate Gross Internal Area
Main House = 1291 Sq Ft/120 Sq M
Garage = 178 Sq Ft/17 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8559517/LPV

Council Tax Band: D

Tenure: Freehold

OIEO £600,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 04018410. VAT Reg No: 754062833. Head Office Address: 5 Regent Street, Rugby, Warwickshire, CV21 2PE . Printed 02.08.2023





JONATHAN LLOYD-HAM

PARTNER

follow Fine & Country Northampton on



Fine & Country Northampton
9 George Row, Northampton, NN1 1DF
01604 309030 | 07939 111481 | jonathan.lloyd-ham@fineandcountry.com

