

33 - 35 Churchill Road

Welton, Daventry, NN11 2JH

£695,000 Freehold



33 & 35 Churchill Road, Welton - A RARE OPPORTUNITY TO PURCHASE TWO SEPARATE DWELLINGS FOR REDEVELOPMENT & REFURBISHMENT SUBJECT THE USUAL PLANNING CONSENTS.

Introducing a rare opportunity to acquire a captivating dual-residence property in the highly coveted village of Welton. Combining the charm of a beautifully restored six bedroom detached Victorian home, originally the historic village pub, The Old Red Lion, with the adjacent 2-bedroom semi-detached dwelling, this unique offering presents endless possibilities for development and expansion. The main residence boasts original features such as feature fireplaces, quarry tiled floors, alongside modern amenities including a renovated roof. The accommodation includes a spacious lounge, dining room, kitchen, four bedrooms, and a family bathroom. The adjoining property features a sizable lounge, kitchen, and conservatory. Generous rear gardens compliment both residences with outbuildings, including two garage spaces, set amongst a secluded courtyard space. EPC:F Council Tax Band: D.



33 CHURCHILL ROAD

Enter via a hardwood floor to hall, quarry tiled floor, storage heater, doors to adjacent doors.

LOUNGE 4.57m x 4.55m (15 x 14'11")

uPVC double glazed window to front and side elevation. Hardwood block flooring, storage heater, fireplace with marble hearth and wooden mantle, cast iron back and grate with decorative inset tiles, cornice and ceiling rose.

DINING ROOM 5.92m x 3.78m (19'5 x 12'5)

uPVC double glazed window to front elevation. Block wood flooring, storage heater, panelled walls and cornice. Fireplace with tiled hearth, wooden mantle and inset basket.

KITCHEN 3.91m x 2.16m (12'10 x 7'1)

Two uPVC double glazed window to side aspect. Quarry tiled floor. Door to storage cupboard. Range of wall mounted and base level units and drawers. Electric hob and extractor fan over stainless steel built in electric oven. Butler sink with hot and cold mixer taps. Tiling to splash back areas, hardwood work surfaces, space for white goods.

OUTER HALL 1.88m x 2.84m (6'2 x 9'4)

uPVC double glazed window and door to driveway, ceramic tiled floor, door to:

SHOWER ROOM

uPVC double glazed window to rear elevation, mosaic tiled throughout, low level WC, pedestal wash hand basin, shower cubicle with electric shower.

HALL

Stairs to first floor.

FIRST FLOOR LANDING

Two uPVC double glazed windows to both aspects. Storage heater. Doors to adjacent rooms.

MAIN BEDROOM 3.96m x 4.80m (13 x 15'9)

uPVC double glazed windows to front elevation. Storage heater, built in cupboards, cast iron fireplace.

BEDROOM TWO 2.87m x 4.80m (9'5 x 15'9)

Two uPVC double glazed windows to front and side elevation. Storage heater, wooden floor, cast iron fireplace.

BEDROOM THREE 2.90m x 3.58m (9'6 x 11'9)

uPVC double glazed window to front elevation. Storage heater, wooden floor.

BEDROOM FOUR 2.54m x 2.16m (8'4 x 7'1)

uPVC double glazed windows to side elevation. Storage heater, wooden floor.

BATHROOM

Obscure uPVC double glazed window to side elevation, hardwood floor, built in wardrobe and cupboard, bath with shower over, low level WC and pedestal wash hand basin. Tiling to a splash back areas.

FRONT GARDEN

Wrought iron double gates leading to the driveway, garage and workshop. Mainly laid with low maintenance pea gravel. Patio area and double hardwood door to garage/workshop. Pathway leading to wooden gate providing access to the rear garden.

REAR GARDEN

Enclosed by a wooden panelled fence. Patio area, lawned areas, mature hedge and tree borders. Raised beds to rear of garden.

OUTBUILDINGS

Workshop / Garage 16'9 x 15'1 (5.11m x 4.60m)

Workshop / Garage Room 16'9 x 11'11 (5.11m x 3.63m)

35 CHURCHILL ROAD

Entrance via wooden front door. Stairs rising to first floor landing. Tiled floor. Door to lounge.

LOUNGE 5.18m x 4.14m (17'0 x 13'7)

uPVC double glazed window to front elevation. Radiator. Working fireplace. Understairs storage cupboard. Double doors to kitchen.

KITCHEN 5.11m x 3.20m (16'9 x 10'6)

uPVC double glazed windows to front and side elevations. Fitted with a range of wall, base and drawer units with work surfaces over. Stainless steel sink unit. Built in oven and hob with extractor hood over. Tiled floor. Door to:

CONSERVATORY 5.13m x 3.58m (16'10 x 11'9)

uPVC double glazed window to front elevation. Tiled floor. uPVC double glazed French doors to side elevation.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Radiator. Access to loft space.

BEDROOM ONE 3.99m x 4.29m (13'1 x 14'1)

uPVC double glazed window to front elevation. Two radiators. Storage cupboard.

BEDROOM TWO 4.01m x 3.25m (13'2 x 10'8)

uPVC double glazed window to front elevation. Two radiators.

BATHROOM 2.31m x 1.83m (7'7 x 6'0)

uPVC double glazed window to side elevation. Radiator. Suite comprising wash hand basin, bath with shower over and WC. Tiled floor.

FRONT GARDEN

Access to single garage. Parking for one car.

REAR GARDEN

80ft in length. Lawn to lawn. Pebbled area. Block paved area. Side access leading to driveway.

AGENTS NOTE

Please be advised there is a flying freehold associated with this property, please ask for further information.





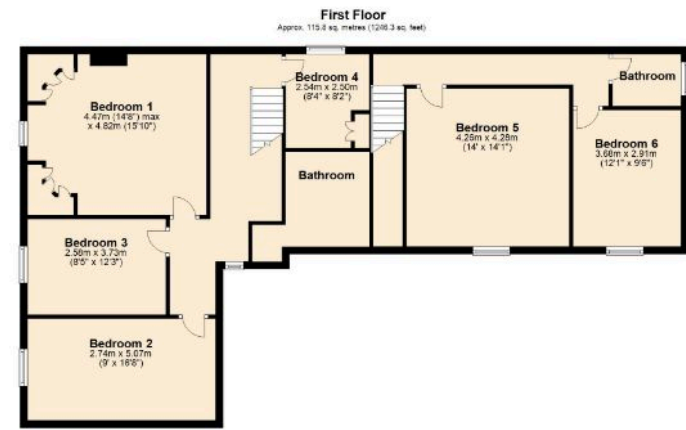
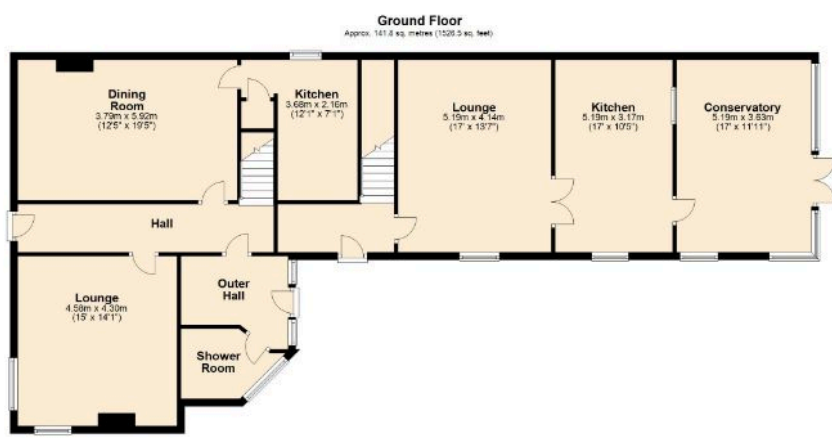
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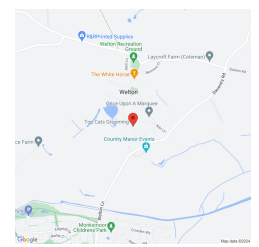
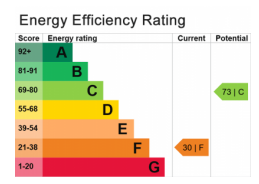


Local Area Information

Welton is a quaint village 2 miles north of the market town of Daventry with its own public house, church and primary school (rated 'outstanding' by Ofsted 2022). Extremely well positioned, residents can enjoy ease of access to a variety of local amenities including golf courses, country parks, rural shopping village, hotels and the high street shops and services offered within Daventry itself. Also less than a mile north of Welton is the hamlet of Ashby St Ledger, where the manor house is known for being the Gunpowder Plot 'command centre'. Situated between the A361 Banbury road and the A5 Watling Street, main road links are well catered for and allow for access to M1 J18 less than 6 miles away, whilst for public transportation, the village of Long Buckby can be reached 5 miles away and has a train station with mainline services to London Euston and Birmingham New Street.



Total area: approx. 257.6 sq. metres (2772.7 sq. feet)



Agents Notes |i| Viewings by appointment only through Jackson Grundy |ii| These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same |iii| Photographs illustrate parts of the property as were apparent at the time they were taken |iv| Any areas, measurements, distances or illustrations are approximate for reference only |v| We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.