



Barn Cottage, 34 Sutton Street, Flore, Northampton, NN7 4LE
Guide Price £375,000 Freehold

Barn Cottage is a well presented stone and thatched cottage situated in the heart of this vibrant village within the conservation area. The oldest part of the cottage we believe dates back to the 1700's and still retains many original and character features to include exposed beams and open fire place in the sitting room. The thatch which was re-ridged in 2011 and redressed in 2019 by a master thatcher. The full accommodation comprising entrance hall with the boiler cupboard (Fitted in 2015), three further built in cupboards, a three piece bathroom with an enamel bath, sitting room which leads to the dining room, both enjoying dual aspect views and a new engineered oak floor. The newly fitted kitchen includes a 'Smeg' range double oven and wood effect flooring. To the first floor there are three bedrooms, with bedroom one and two having built in wardrobes. Outside the recently painted cottage has a lovely west facing cottage garden, to the front are two parking spaces. This chocolate box cottage has been cared for by the current owners for over 20 years and is worthy of an early viewing. EPC Rating D.

A Well Presented Detached Three Bedroom Cottage | Located In The Heart Of This Desirable Village |
Original & Character Features | West Facing & Private Cottage Garden | Off Road Parking For Two
Vehicles | Refitted Kitchen To Include A Smeg Cooker

modern marketing · traditional values

ENTRANCE HALL

Entrance via solid wood door. Two windows to front elevation. Two radiators. Quarry tiled floor. Built in coat cupboard. Built in boiler cupboard with Worcester combination boiler (fitted 2015). Built in meter cupboard. Doors to:

BATHROOM 2.44m x 2.18m (8'0 x 7'2)

Window to front elevation. radiator. Three piece white suite comprising low level w.c, wash hand basin set into vanity unit and enamel bath with shower over. Tiled splash backs. Extractor fan. Quarry tiled floor.

SITTING ROOM 3.78m x 3.48m (12'5 x 11'5)

UPVC double glazed window to rear elevation with window seat. Window to front elevation. Radiator. Wall light points. Engineered oak flooring. Exposed beam. Original open fireplace with log grate and iron works. Television aerial point. Opening to dining area.

DINING AREA 3.78m x 1.98m (12'5 x 6'6')

Window to front elevation. UPVC double French doors to rear elevation. Radiator. Engineered oak flooring. Wall light points. Original ceiling beams.

KITCHEN 4.24m max x 4.11m (13'11 max x 13'6)

UPVC double glazing window to rear elevation. Radiator. Fitted with white wall and base mounted units with roll top work surfaces. Built in 'Smeg' range cooker. Exposed ceiling beams. Wood effect flooring. Ceramic sink. Tiled splash backs. Plumbing for washing machine. Stairs rising first floor landing.

LANDING

Window to front elevation. Original panelled doors. Under the fitted carpet to the first floor is original timber floor panels.

BEDROOM ONE 3.96m x 3.94m (13'0 x 12'11)

UPVC double glazed window to rear elevation. radiator. Exposed beams. Television aerial point. Built in wardrobe. Access to loft. Original panelled door to bedroom three.

BEDROOM TWO 3.73m x 3.18m (12'3 x 10'5)

Window to side elevation. Radiator. Built wardrobe. Door to walk in cupboard with potential to create a washroom or large wardrobe.

BEDROOM THREE 4.11m x 2.44m (13'6 x 8'0)

Window to front elevation. Radiator. Telephone point. Access to loft.

OUTSIDE

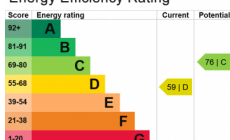
FRONT GARDEN

Pathway leads to the front entrance. Flower and shrub bedrooms either side. Driveway allowing off road parking for two vehicles.

REAR GARDEN

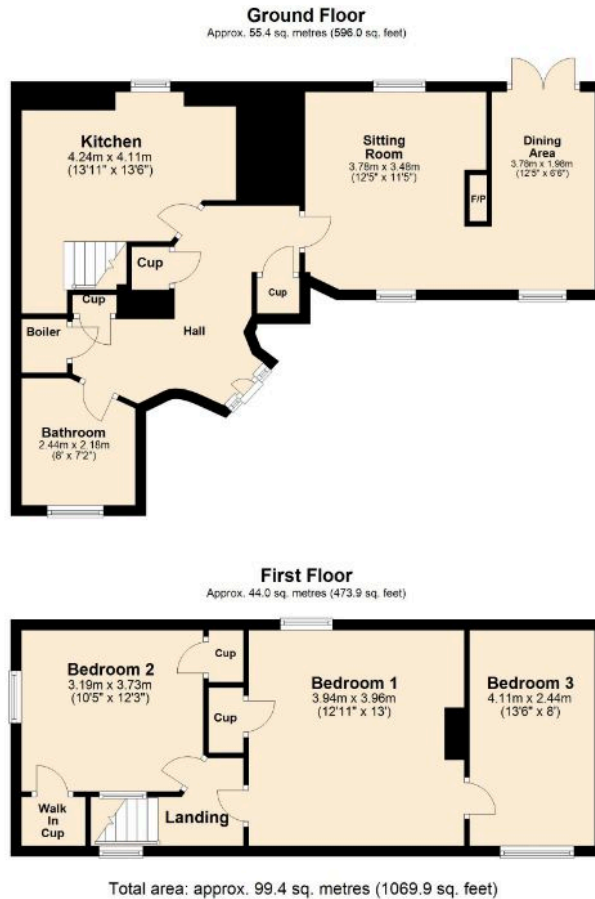
A beautiful and private cottage garden. Which has a west facing aspect. Mainly paved with a timber pergola and shed. Pedestrian side access via a timber gate.

Energy Efficiency Rating



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.

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LOCAL AREA INFORMATION

FLORE BYPASS now completed. Flore is positioned between the towns of Northampton (7 miles) & Daventry (5 miles) with the heart of the old village sitting south of the A45. The village has two churches & a nursery school, and a primary school which offers a link into Campion School, Bugbrooke for secondary education. Other amenities include a refills and coffee shop, public house, general stores/post office & plant nursery with a children's petting farm, produce shop & cafe on a seasonal basis. Millennium Hall supports a variety of social activities including keep fit classes & 'The Floreboards' amateur dramatics group, whilst the Retreat sits within private grounds & offers deluxe en-suite rooms, indoor swimming pool, & surrounding bluebell woodland. Access to Flore is afforded via excellent transportation links, M1 J16 is only 2 miles away & the A5 1 mile, mainline rail services to London Euston & Birmingham New Street from Northampton or Long Buckby stations, & a frequent bus service to Northampton and Daventry.



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