

# *The Fir Tree*

10 Yew Tree Lane, Spratton, Northampton, NN6 8HL

Guide Price £625,000 Freehold



A lovely Grade II listed cottage with character features throughout, a wonderful private garden and double garage. The property dates back to 1725 but the Norfolk Reed thatch was replaced in 2020.

Inside, the sitting room has beams, a window seat and fireplace with log burner. The dining room also has a fireplace and window seat. There is a downstairs toilet and cottage style kitchen / breakfast room overlooking the garden.

On the first floor there are two double bedrooms and a bathroom. To the second floor is a large main bedroom with vaulted ceiling, exposed roof timbers and an en-suite shower room.

The driveway has space for three cars and there is a larger than average garage with purpose built office above that is an ideal workspace, gym or hobby room. Once in the garden it feels like your own private world that really needs to be experienced to be fully appreciated.

EPC Rating Exempt. Council Tax Band E.



### SITTING ROOM 4.90m x 4.24m (16'1 x 13'11)

Entrance via front door. Window to front elevation with window seat. Window to rear elevation. Two radiators. Stone and brick fireplace with log burner. Ceiling beams. Stairs rising to first floor landing. Built in cupboards.

### DINING ROOM 4.90m x 3.02m (16'1 x 9'11)

Window to front elevation with window seat. Window to side elevation. Two radiators. Stone fireplace. Ceiling beam.

### INNER HALL

Window to front elevation.

### CLOAKROOM 1.91m x 0.84m (6'3 x 2'9)

Window to rear elevation. Radiator. WC and wash hand basin.

### KITCHEN / BREAKFAST ROOM 3.71m x 3.18m (12'2 x 10'5)

Windows to front, side and rear elevations. Fitted with a range of bespoke wall, base and drawer units. One and a half bowl ceramic sink and drainer unit. Tiled splash backs. Range oven. Space for fridge and dishwasher. Ceiling beams. Stable door to rear elevation.

### FIRST FLOOR LANDING

Two windows to rear elevation. Radiator. Ceiling beams. Stairs rising to second floor landing.

### BEDROOM TWO 3.25m x 2.90m (10'8 x 9'6)

Window to front elevation with window seat. Radiator. Ceiling beams. Built in wardrobes.

### BEDROOM THREE 3.66m x 3.33m (12'0 x 10'11)

Window to front elevation with window seat. Radiator. Ceiling beams.

### BATHROOM 1.57m x 2.51m (5'2 x 8'3)

Window to side elevation. Heated towel rail. Suite comprising bath with shower and screen over, WC, wash hand basin. Tiled splash backs. Airing cupboard.

### SECOND FLOOR

### BEDROOM ONE 7.44m max x 4.95m max (24'5 max x 16'3 max)

Two windows to side elevation, one with window seat. Two radiators. Vaulted ceiling with exposed roof timbers. Built in wardrobes and cupboards.

### EN-SUITE SHOWER ROOM

Chrome heated towel rail. Suite comprising shower in a tiled cubicle, WC and wash hand basin. Tiled splash backs. Exposed roof timbers.

### OUTSIDE

The very private garden has a large lawn bordered by tall evergreen hedges and interspersed with established trees. There are planted borders and a garden shed. The gravel driveway has parking in front of and inside of the timber gates.

### LARGER THAN AVERAGE GARAGE 5.11m x 4.57m (16'9 x 15'0)

Up and over door. Power and light connected. Door and window to side elevation. Space and plumbing for washing machine and tumble dryer. Worktop and shelving.

### OFFICE 4.62m x 4.34m (15'2 x 14'3)

Velux window to front elevation. Windows to either side elevation. Vaulted ceiling. Power and light connected. Built in cupboards.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).





Jackson Grundy | The Village Agency  
 3 Market Place  
 Long Buckby  
 Northampton  
 NN6 7RR

T: 01327 842093  
 E: longbuckby@jacksongrundy.co.uk  
 F: 01327 843696  
 W: jacksongrundy.com



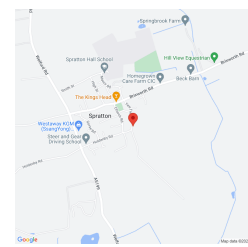
*Local Area Information*

Spratton village is 7 miles north of Northampton town centre on the A5199 Welford Road. Village facilities include a village store offering groceries, newspapers, beers, wines and house hold items, plus a public house with a restaurant and cafe. The primary school feeds into the excellent Guilsborough secondary school and there is also Spratton Hall school; a private preparatory school for children of four to thirteen years of age. Local leisure facilities include three reservoirs, Brixworth Country Park and several golf clubs just a short drive away. Supermarkets can be found on the Northern edge of Northampton approximately four miles away and a daily bus services operates to Northampton where there is a mainline rail link to London and Birmingham. The Nearest main road links are the A14 J1 (6 miles) and M1 J18 (10 miles).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			

England & Wales



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.