



Cob Cottage, 17 High Street, West Haddon, Northampton, NN6 7AP
£285,000 Freehold

A simply stunning Grade II listed cottage and garden that is captivating from the moment you cross the threshold. There are character features throughout including flagstone flooring, fireplaces, log burner, window seat, ceiling beams, exposed roof timbers and secondary glazing throughout. The kitchen and bathroom compliment the character of the cottage and the quality finish is consistent throughout the house. There is also a south / west facing, lovely landscaped garden with a large seating area and bar, perfect for summer evenings. EPC Rating D. Council Tax Band C.

Semi Detached Cottage | Two Bedrooms | Character Features | Beautifully Presented | Lovely Garden | Viewing Advised

modern marketing · traditional values

DINING ROOM 4.27m x 3.45m (14'0 x 11'4)

Entrance via front door. Window to front elevation. Windows to side elevation with window seat. Two radiators. Fireplace with log burner. Ceiling beams. Flagstone floor. Stairs rising to first floor landing with understairs storage cupboard.

LOUNGE 3.45m x 3.10m (11'4 x 10'2)

Window to front elevation. Radiator. Fireplace with open chimney. Ceiling beams. Original cupboards. Housing for television within a cupboard. Flagstone floor.

KITCHEN 2.59m x 2.67m (8'6 x 8'9)

Window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated fridge, freezer and dishwasher. Built in microwave. Range oven. Belfast sink. Tiled splash backs. Quarry tiled floor. Semi vaulted ceiling with beam. Door to rear elevation.

UTILITY CUPBOARD

Space for tumble dryer. Shelving. Quarry tiled floor.

BATHROOM 1.57m x 1.70m (5'2 x 5'7)

Vertical radiator. Suite comprising bath with shower and screen over, WC and wash hand basin with storage below. Tiled walls. Quarry tiled floor. Semi vaulted ceiling with beam.

FIRST FLOOR

BEDROOM TWO 4.32m x 3.76m (14'2 x 12'4)

Vaulted ceiling with exposed roof timbers. Windows to front and side elevations. Radiator. Large fitted wardrobes.

BEDROOM ONE 4.32m x 3.48m (14'2 x 11'5)

Vaulted ceiling with exposed roof timbers. Window to front elevation. Radiator. Access to loft space.

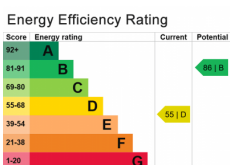
OUTSIDE

REAR GARDEN

A beautiful landscaped garden with a shaped lawn, established borders, a large paved south / west facing terrace with a bar. Gravel and cobbled areas plus pond, garden stores and bin store. Gated side access.

DRAFT DETAILS

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

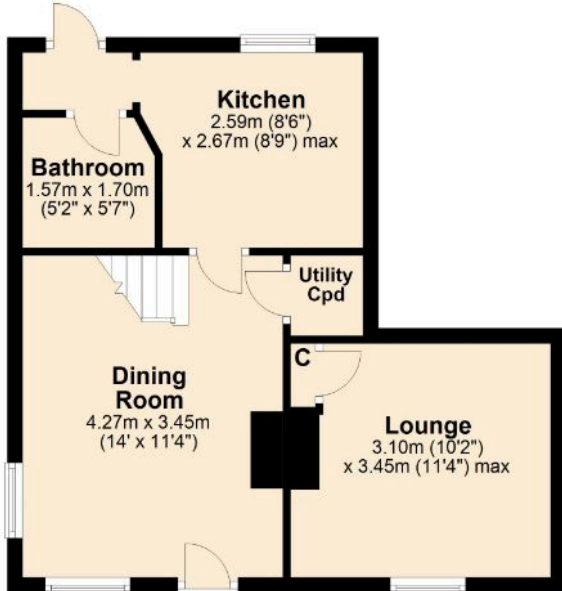


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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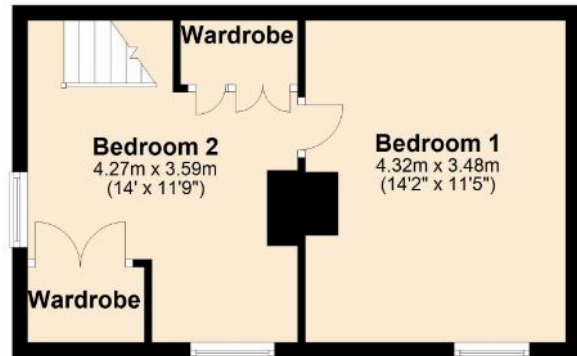
Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 70.1 sq. metres (754.9 sq. feet)



LOCAL AREA INFORMATION

West Haddon is now bypassed by the A428 to the north of the village which in turn connects to M1 J18 just 3 miles away. The village has two churches and three watering holes, The Pytchley Hotel, The Sheaf Inn and The Crown Inn, as well as numerous sports facilities including a cricket pitch and pavilion, two tennis courts, two large playing fields and a bowls lawn. The village has its own primary school feeding to the nearest secondary school in Guilsborough, just 3 miles away, which also has a doctor's surgery, shop, public house, and fire station. Long Buckby, which is 3 miles away in the opposite direction, offers a library, small supermarkets and mainline train station with services to London Euston and Birmingham New Street. A public bus service also operates to Rugby, Daventry and Northampton, though for those who want to stay local there are over 25 clubs, societies and organisations with regular activities to choose from.

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