



9 High Street

, Yardley Gobion, NN12 7TN

IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU.

Available now!!

Nestled in a charming village setting, this rare four-bedroom cottage blends historic character with modern elegance. With exposed beams, a stunning inglenook fireplace, and a high-spec kitchen, it offers spacious living throughout. A wrap-around garden and breath-taking countryside views complete this exceptional family home.

£1,895



4



2



2



D



Unfurnished Accommodation: Porch, lounge, dining room, kitchen with breakfast area, utility room, shower room, three double bedrooms with a further single, family bathroom, and wrap around garden. Pets welcome with an additional charge of £50 per pet per month. EPC -D, Council Tax Band E

Tucked away behind a charming gated entrance, this stone-built cottage welcomes you with a picturesque pathway leading through a beautifully landscaped garden. The front door is framed by mature greenery, offering a peaceful and private approach to the home. As you step through the rustic wooden porch, with its traditional beams and sandstone tile flooring.

The heart of the property is the expansive lounge, a beautifully designed space boasting an impressive inglenook fireplace with a log-burning stove, exposed stone walls, and rustic wooden beams overhead. Natural light floods the room through the traditional wooden-framed windows, which are complemented by window seats. This generously proportioned living area offers ample space with a wooden staircase leading to the upper floor.

The dining room is a well-proportioned space with exposed stone walls, wooden flooring and wooden beams, maintaining the character of the property. A skylight and large windows allow for plenty of natural light, while French doors connect it to the lounge for a practical flow between rooms. Patio doors provide direct access to the garden, offering an additional entry point and potential for outdoor dining.

The kitchen, accessed from the lounge, is a well-proportioned space that combines practicality with traditional design elements. It features a farmhouse-style layout with cream shaker-style cabinetry, black granite worktops, and a striking tiled splashback. A white butler sink is fitted with a stainless-steel mixer tap, seven-ring gas range cooker, double ovens, and a black extractor hood. The quarry tile flooring adds to the character of the space while ensuring durability. Ample storage is available through a combination of cupboards and drawers. Within the kitchen there is

space for a four-seater table and chairs, making it a suitable space. The landlord provides a dishwasher, fridge freezer, and washing machine, though their maintenance and replacement will not be covered by the landlord. A dedicated utility room houses laundry appliances, a boiler, additional storage and a door leading to the garden.

Completing the ground floor is a sleek, modern shower room, finished with contemporary metro tiling, walk-in shower, vanity unit, heated towel rail and w/c.

Upstairs, the character of this cottage continues, with exposed beams and wooden doors. The four generously sized bedrooms offer a mix of original features and modern comfort. The principal bedroom is particularly impressive, boasting built-in storage, a feature fireplace, and exposed timber framework that adds an authentic period feel. The second bedroom is equally charming, with its own exposed beams and a delightful outlook over the gardens. The additional two bedrooms provide versatile spaces, perfect for children's rooms, guest accommodation, or a home office.

The upstairs bathroom is a true highlight of the home. Designed to embrace both luxury and tradition, it features a freestanding roll-top bath positioned to take in the spectacular countryside views through a picturesque window. Completing the bathroom with wooden flooring and period-style radiator hand washbasin and toilet.

Outside, the property continues to impress with a spectacular wrap-around garden, offering a variety of mature trees, shrubs, and beautifully maintained lawned areas. There is ample space for keen gardeners, with flower beds, stone walls, and a charming patio area perfect for soaking up the surroundings.

This truly special home offers a rare opportunity to acquire a character-filled cottage with modern comforts, spacious accommodation, and breath taking views.

Viewing is recommended to appreciate the setting and accommodation.

Porch

6'02 x 5'01 (1.88m x 1.55m)

Lounge

20'05 x 15'07 (6.22m x 4.75m)

Dining Room

15'04 x 8'08 (4.67m x 2.64m)

Kitchen/Breakfast room

16'08 x 9'05 (5.08m x 2.87m)

Utility Room

9'06 x 7'00 (2.90m x 2.13m)

Shower Room

7' x 4'11 (2.13m x 1.50m)

Bedroom One

15'08 x 9'06 (4.78m x 2.90m)

Bedroom Two

12'04 x 12'04 (3.76m x 3.76m)

Bedroom Three

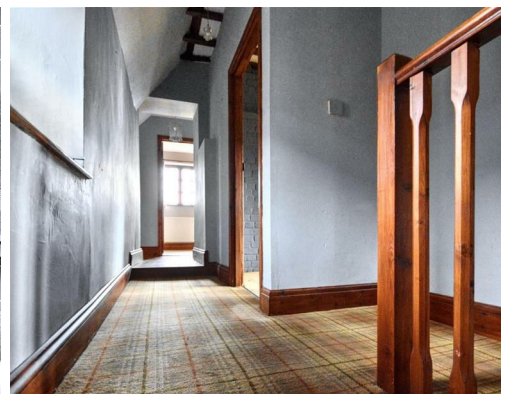
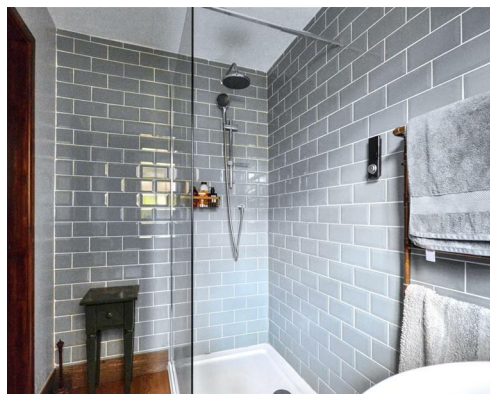
9'06 x 8'01 (2.90m x 2.46m)

Bedroom Four

8'01 x 6'03 (2.46m x 1.91m)

Bath Room

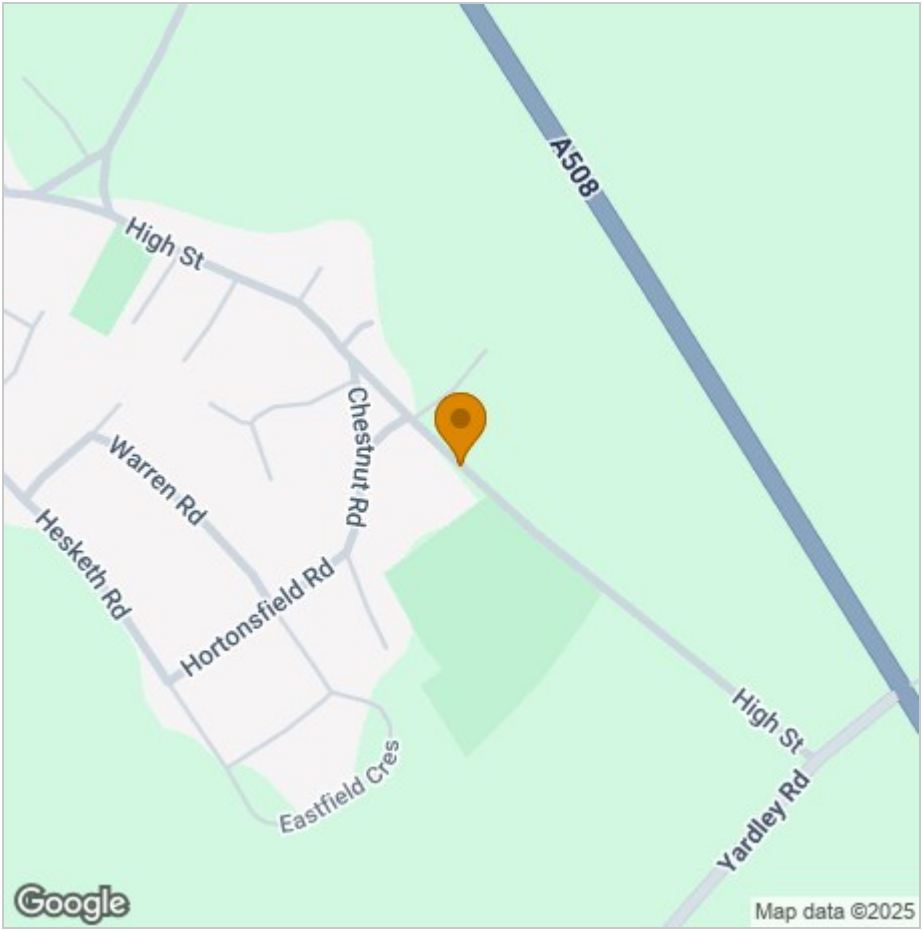
14'02 max x 7'00 (4.32m max x 2.13m)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Westleigh Office Park, Moulton Park, Northampton, Northamptonshire, NN3 6BW
Tel: 01604 250066 Email: rentals@greenerrentals.com <https://www.richardgreener.co.uk>