



THE COTTAGE

Orchard House Farm, Everdon, NN11 3BP



DAVID COSBY
ESTATE AGENTS



The Cottage

Orchard House Farm, Everdon, NN11

Total GIA Floor Area | Approx. 120 sqm (1292 sqft)



3 Bedrooms



3 Receptions



2 Bathrooms

Features

- Character period home
- Desirable Village
- No onward chain
- Large plot with front and rear gardens
- Potential for improvement
- Three double bedrooms
- Two bathrooms
- Kitchen / Breakfast room with separate utility area
- Off-road parking for several vehicles
- Detached double garage with workshop

Description

A detached Victorian cottage with three double bedrooms located on a large, corner plot in the sought-after south Northamptonshire village of Everdon. This distinctive family home benefits from stunning, countryside views and occupies a good-sized plot which extends to approximately 0.14 acres. There is a delightful cottage style front garden with gated access from an open green with brick boundary walls and well-tended shrubs and flowers. The deceptively large rear garden has vehicular access with off-road parking for several cars and a large double garage and workshop with power and lighting.



The small village of Everdon is located within a valley surrounded by rolling Northamptonshire countryside, with the beautiful Woodlands of Mantles Heath and Everdon Stubbs just a short walk away.

The Property

Entrance Porch

The brick, gable-fronted porch has a part-glazed timber entrance door with matching side casement windows. Internal walls are of exposed brick and floors are finished with terrazzo tiles. A glazed door opens to the sitting room.

Sitting Room

The sitting room is located to the front left-hand side of the property and has a large, feature inglenook fireplace with a Wood Warm 'Clear View' stove on a brick hearth. Floors are finished with cut pile carpet and a two-unit casement window to the front elevation provides natural lighting and views over the front garden. A set of double swing doors open to the dining room and a further glazed door opens to the kitchen / breakfast area. There is a useful understairs cupboard with power and lighting providing good storage space.

Dining Room

The dual aspect dining room has double-glazed French doors which open onto the rear patio area and, together with a two-unit casement window to the side elevation, provides fantastic natural lighting making this a wonderful space for entertaining. Floors are finished with cut pile carpet and walls are neutrally decorated. A glazed door opens to the central rear hallway and through to the kitchen.

Kitchen / Breakfast Room

Located to the rear left hand-side of the property, the kitchen is another dual-aspect space and has windows overlooking the large, well-tended rear garden. A range of base and wall units have been fitted with stainless steel inset sink, four-burner induction hob with extractor hood over, and two door electric oven. There is space for a breakfast table and chairs, and timber stable doors open to the rear patio area. A sliding, glazed door opens to the utility area, and a further sliding, glazed door opens to the central hall.



The Property

Family Snug

Accessed via a traditional four-panel timber door from the sitting room, the family snug area is located to the front right-hand side of the property and has a double-glazed two-unit window overlooking the front garden. There is an open fireplace with brick surround and terracotta tile hearth. A traditional ledged and slatted timber door provides access to a second set of quarter winder stairs leading to first floor accommodation.

Utility

Located off the kitchen, the small utility area is fitted with base units with space for a fridge/freezer. A part-glazed door opens to the downstairs bathroom.

Downstairs Bathroom

Located to the front left-hand side of the property, the ground floor bathroom is fitted with a three-piece suite comprising bath with chrome pillar taps, close-coupled WC, and traditional ceramic wash hand basin again with chrome pillar taps resting on a large vanity unit with pine doors.

Rear Central Hallway

The rear central hallway has a stained, timber staircase with cut pile carpet leading to the first-floor accommodation with quarter landings and mop handrails. Natural lighting is provided by a two-unit window at first-floor level.





First Floor Landing

The first-floor landing has cut-pile carpets and is neutrally decorated. An original ledged and slatted door leads to bedroom two, and the remaining bedrooms and first floor family bathroom are accessed via stained pine doors. Natural lighting is provided by a two-unit window with lovely countryside views.

Bedroom One

Bedroom one is located to the front of the property and is a good-sized double bedroom currently used as a twin with a built-in two-unit wardrobe with bifold doors, clothes rails and upper shelving. A two-unit window overlooks the front garden with views into the village and countryside beyond. Further built-in storage is provided by two cupboards either side of the original bee-hive fireplace (currently blocked and unused).

Bedroom Two

Located to the rear left-hand side of the property, bedroom two is a dual-aspect double bedroom with leaded casement windows overlooking the rear garden with stunning countryside views beyond. Built-in storage has been provided via a large airing cupboard with slatted shelving housing the hot water cylinder.

Bedroom Three

Bedroom three is a further double bedroom located to the front right-hand side of the property with two-unit window overlooking the front garden and towards the village green. There is a fireplace which is currently blocked but could be reopened if required. Floors are fitted with cut pile carpet and walls are neutrally decorated.

Family Bathroom

The family bathroom has a two-unit window with lovely countryside views and is fitted with a full suite comprising corner bath, shower cubicle, ceramic wash hand basin with pedestal and chrome mixer taps, and close coupled WC.





Grounds

Front Aspect

The front garden to the property is accessed via a timber gate from an open green area and is a typical, English cottage style garden with traditional, facing brick boundary walls. A central pathway leads to the gabled front entrance porch and there is a well-tended lawn with established shrubs and plants.

Rear Garden

The large, rear garden benefits from wonderful views over rolling countryside to the south and has vehicular access from Newnham Road with off-road parking for several vehicles. There is a good-sized patio area, perfect for alfresco dining and entertaining with access to the dining room and kitchen. A large well-tended lawn extends to Fawsley Road where separate pedestrian access is provided with a footbridge crossing a small culvert.

Outbuildings

The property benefits from a double garage with workshop space. This large and practical structure has natural lighting from three timber casement windows to the workshop area and is fitted with a separate, fused electrical supply providing power and lighting. Perimeter walls are partially insulated.



Location

The small village of Everdon is located within a valley surrounded by rolling Northamptonshire countryside, with the beautiful Woodlands of Mantles Heath and Everdon Stubbs just a short walk away.

The village has a deep history and is mentioned in a charter dated AD 944. At the time of the doomsday book (1086) Everdon belonged to the Bishop of Bayeaux and later became the property of the Benedictine Abbey of Bernay in the Eure département of Normandy.

The church of St Mary, which dates back to the fourteenth century, and which has historical links to the Benedictine Abbey and Eton College, holds services of Holy Communion twice a month.

The old school at Everdon is now an outdoor learning centre providing environmental activities for groups of children. and the village pub, The Plough Inn, offers a warm welcome with top-notch traditional ales and fine dining.

The nearby market town of Daventry provides a good array of amenities, and Long Buckby Railway Station, with direct trains to London Euston and Birmingham New Street, is just a 15-minute drive away.

Everdon and the neighbouring hamlet of Little Everdon will appeal to house hunters seeking a quiet rural existence without having to drive for more than a few minutes to access most of the necessities of modern life.

Property Information

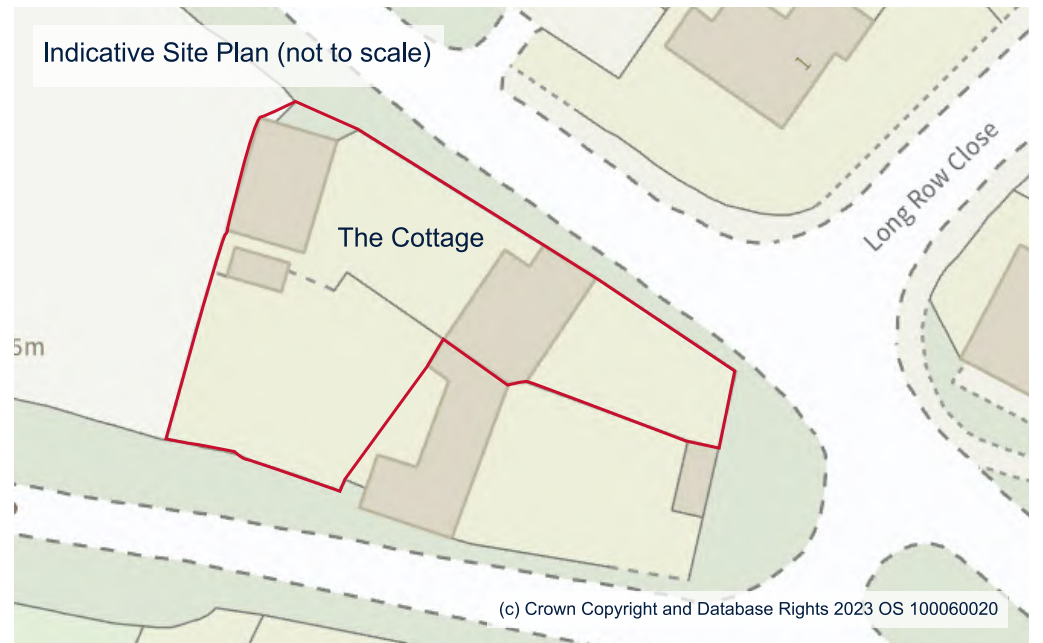
Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, & Electricity

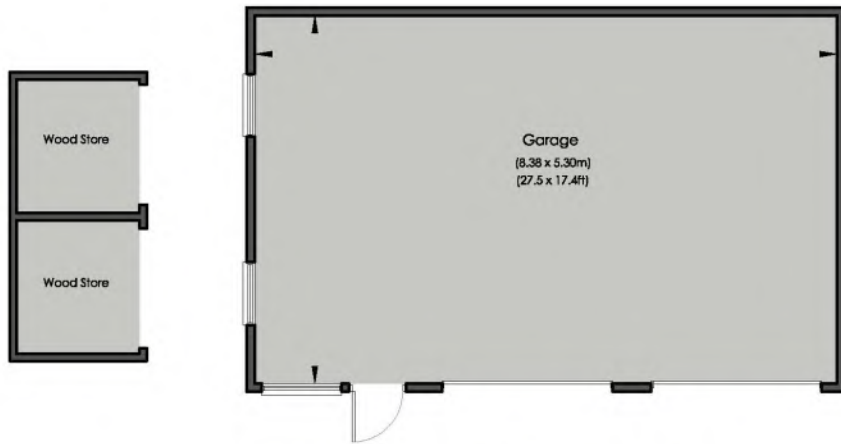
Council Tax: Band D **EPC:** Rating TBC

Important Notice

Please note that these particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.



(c) Crown Copyright and Database Rights 2023 OS 100060020



GARAGE / WORKSHOP - GIA = 44 sqm (474 sqft)

Location not relative

The Cottage, Orchard House Farm, Everdon, NN11 3BP

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 120 sqm (1292 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR - GIA Exc. Garage = 65 sqm (700 sqft)



FIRST FLOOR - GIA = 55 sqm (592 sqft)



EVERDON

01327 361664

enquiries@davidcosby.co.uk
www.davidcosby.co.uk



RICS

rightmove



The Property Ombudsman



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS | MARLA
Director | Building Surveyor





Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



 01327 361664  enquiries@davidcosby.co.uk

www.davidcosby.co.uk