

NEW INSTRUCTION



MULLIONS

Oak Street, Weedon, NN7 4RQ



DAVID COSBY
ESTATE AGENTS



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Total GIA Floor Area | Approx. 241 sqm (2594 sqft)



5 Bedrooms



3 Receptions



3 Bathrooms

Features

- Grade II Listed 17th-century Period Property
- Sympathetically Extended
- Historical Character Features
- Spacious Accommodation with five bedrooms
- Countryside Views
- Summer House
- Ample Parking and Secure Storage
- Proximity to Local Amenities and Transport Links

Description

Mullions is a Grade II Listed 17th-century period property of banded coursed ironstone and limestone construction beneath pitched and slated roofs. The property has been sympathetically extended to provide spacious accommodation and retains a wealth of character features, including chamfered stone mullion windows with moulded hoods, raised stone parapets with kneelers, and inglenook fireplaces.

This family cottage benefits from splendid countryside views, landscaped gardens, off-road parking, and a delightful, insulated summerhouse with power and lighting. The property also features a gravelled rear yard area accessed via double swing vehicular gates, providing further parking and accommodating a large secure storage unit. With its blend of historical charm and spacious accommodation, Mullions offers a unique opportunity to acquire a distinguished family home in a picturesque rural setting.



Mullions is located on the southern outskirts of Weedon village within walking distance of local amenities and with countryside views.

The Property

Entrance Hall

The main front entrance hall is accessed through a six-panel door with decorative leaded top-lights, sheltered by a dual-pitched timber canopy with gallows brackets and natural slate cladding. The flooring is finished with quarry tiles, and the walls are neutrally decorated, creating a welcoming atmosphere. Slatted, ledged, and braced timber doors with Suffolk latches lead to the sitting room, dining room, and boot room. A straight flight of carpeted timber stairs, featuring an oak mop-handrail, ascends to the first-floor accommodation.

Dining Room

Situated at the centre rear of the property, the dining room features a large oak leaded light casement window that provides ample natural light and picturesque views of the south-facing garden. The room accommodates a large table and chairs, making it ideal for family gatherings. A feature brick fireplace with a segmental brick arch and stone hearth adds character; whilst currently boarded over, it has the potential to be reopened. The flooring is solid oak boards, and the walls are neutrally decorated.

Kitchen / Breakfast Room

The kitchen/breakfast room features quarry tile flooring and a range of solid timber shaker-style base units with reclaimed brick supporting walls. These are complemented by quartz work surfaces with matching upstands and windowsills. The room includes a Belfast-style sink with a chrome mixer tap situated beneath a rear elevation window, a large four-door gas-fired Aga, a four-burner induction hob, and a two-door electric oven. The breakfast area benefits from an abundance of natural sunlight thanks to rear and side casement windows and a stable-style door provides direct access to the rear garden.

Sitting Room

The hub of the house is the large dual aspect sitting room with a magnificent inglenook fireplace with a chamfered oak lintel over, quarry tile hearth, and ironstone reveals. The fireplace houses a large double-door, multi-fuel stove with a traditional hood over and has stone seating on either side. Floors are finished with cut pile carpet, and the walls are neutrally decorated and fitted with perimeter wall lights.





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The Property

Utility

Occupying the rear half of the original garage, the utility room is equipped with a reclaimed ceramic basin and chrome mixer tap set atop a base unit, providing space below for a washing machine and fridge. Additional storage units and work surfaces in a similar style line the left-hand side of the room, offering space for a tumble dryer and an extra fridge. A slatted oak door leads to the study, while another slatted oak door opens to the workshop.

Workshop / Store

The front portion of the original garage has been transformed into a versatile workshop and storage space, ideal for any DIY enthusiast. It features double swing doors to the front aspect, providing easy access. This area offers ample storage potential and is equipped with a single strip light for adequate lighting.

Drawing Room

Located within the original 16th-century portion of the property, the drawing room is a charming triple-aspect space featuring leaded light oak windows on the front and rear elevations, and a moulded stone mullion window on the gable end. The room features deep-set recessed windows with an oak seat on the front elevation. Period features include chamfered oak ceiling beams and joists, as well as a fireplace with a brick reveal and oak lintel, housing a gas-fired stove on a quarry tile hearth. The floors are finished with cut pile carpet, and the walls are tastefully decorated in French grey emulsion. An original staircase which has been blocked has butt-and-bead panelling and serves as a storage space.

Study / Home Office

Located to the rear left-hand side of the property, this well-proportioned space features a quarry tile floor and part-glazed double swing doors that open to the patio and side garden, allowing for seamless indoor-outdoor flow. Additional natural light is provided by a leaded light casement window, creating a bright and inviting atmosphere.

Boot Room

A practical space located directly off the entrance hall, the boot room is perfect for removing and storing walking attire after a countryside stroll and provides ample storage for boots, coats, and outdoor gear, ensuring the rest of the house remains clean and tidy.



The Property

Shower Room

Fitted with a three-piece suite including quadrant shower with curved sliding glass scree and stylish metro tiling, traditionally styled close-coupled WC, and bespoke ceramic wash hand bowl with mixer tap set within a reclaimed solid timber corner cabinet. Floors are finished with quarry tiles and natural lighting is provided by a leaded light casement window to the side elevation.

First Floor Landing

A spacious galleried landing located at the front aspect of the property, featuring an oak handrail and chamfered balustrading. The floors are finished with cut pile carpet, and slatted, ledged, and braced timber doors with Suffolk latches provide access to the bedrooms and family bathroom. Natural light is provided by two leaded light oak windows on the front aspect, and there are several built-in cupboards offering ample storage space.

Master Bedroom

A double bedroom located to the left-hand side of the property within the new extension and benefiting from beautiful countryside views from a three-unit gable window. The floors are finished with cut pile carpet, and the part-vaulted ceilings are neutrally decorated and fitted with recessed spotlights. Ample storage is provided by low-level eaves cupboards, and a four-panel door opens to a full-height wardrobe with a clothes rail.

Master-Bedroom En-Suite

Fitted with a four-piece suite comprising a double-ended bath with chrome pillar taps, a traditionally styled close-coupled WC, a large shower cubicle with a glazed screen and rainfall shower rose, and a contemporary ceramic wash hand basin with chrome pillar taps sitting atop a reclaimed vanity unit. Floors are finished with geometric floor tiles, and natural lighting is provided by a hinged skylight in the part-vaulted ceiling. Heating is by way of a chrome ladder towel rail.

Bedroom Two

A centrally located double bedroom featuring a three-unit leaded light window with charming views of the south-facing rear garden and the fields beyond. The part-vaulted walls and ceilings are neutrally decorated, while the floors are finished with cut pile carpet.



The Property

Bedroom Three

A single bedroom centrally located with a two-unit leaded light window providing lovely rear elevation views. Floors are finished with carpeting, and the walls and ceilings are neutrally decorated.

Bedroom Four

Bedrooms four and five were formerly a large double bedroom, but the current vendor has installed a timber stud partition to create two single bedrooms. Bedroom four is a single bedroom with a part-vaulted ceiling and leaded light window to the rear elevation. Floors are finished with cut pile carpet.

Bedroom Five

A similarly sized single bedroom with cut pile carpet and part-vaulted ceilings. Natural lighting is provided by the three-unit mullion stone window to the gable end.

Family Bathroom

The family bathroom is fitted with a tasteful three-piece suite, including a traditional close-coupled WC, a large ceramic wash hand basin with chrome pillar taps set within a reclaimed timber vanity unit, and a bath with a chrome mixer tap and shower hose cradle. The walls feature butt-and-bead wainscoting, and the floors are finished with riven effect tiling. The part-vaulted ceiling is neutrally decorated, and a two-unit leaded light window overlooks the rear garden with pleasant onward countryside views.

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Grounds

Front Aspect

Mullions is accessed via a tarmac driveway off Oak Street, leading to a gravel drive that approaches the main front entrance, providing ample off-road parking for several vehicles. There is a small grass verge to the front gable end of the property with a feature monolith. Gated access to the rear garden is also available from this area.

Rear Aspect

The rear gardens are beautifully maintained, featuring striped lawns and established perimeter shrubs and plants. A low-level brick and stone boundary wall backs onto adjacent farmland, offering far-reaching views towards Weedon Round Hill—a local landmark known for its scenic vistas and a popular sledging spot in the snow.

A limestone patio and reclaimed brick pathway extend the full width of the property, with a mix of drystone and brick retaining walls enclosing the raised central lawn. The patio continues to the side of the property, where a raised decking area and an oak pergola create an ideal space for entertaining and alfresco dining. Another oak pergola on the right-hand side of the garden provides shelter above a patio with space for a table and chairs. Traditional pendant lights enhance the ambiance, making it perfect for evening gatherings.

A slatted oak pedestrian gate with 'T' bar hinges opens to the front aspect from the brick pathway, and vehicular access is available to the rear gravelled yard via double swing timber gates.

Outbuildings/Summer House

A substantial three-unit oak outbuilding featuring a spacious log store, a potting shed, and a central summer house with part-glazed double swing doors and cottage-style casement windows.

The summer house offers a delightful retreat or guest accommodation and is clad externally with shiplap boarding. Accessible through a part-glazed double swing door, the summer house is equipped with electricity and recessed ceiling lights. The interior features tastefully decorated walls with duck-egg blue, butt-and-bead timber panelling, complemented by solid oak flooring, making it an ideal space for relaxation, hobbies, or a home office.





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Location

Mullions is located on the southern outskirts of Weedon village within walking distance of local amenities and with countryside views.

Weedon is home to the Royal Ordnance Survey Depot. The site was allegedly chosen because of Weedon's central location in the heart of England and being the furthest point from the sea it would form a safe retreat for George III and his family in the event of a Napoleonic French invasion. The majority of the Depot still stands today and now forms a unique space offering a selection of artisan workshops, offices, studios, antique stores, book shops, and even has a brewery that holds events with local food vendors every weekend.

Originally known as Weedon-Bec this historic village lies close to the Roman Watling Street where it crosses the river Nene. The Grand Union canal also passes through the village providing tranquil waterside walks.

Nestled between the canal and railway line is the Church of St. Peter and St. Paul. A church that was largely rebuilt in the early 19th century, but which still retains its fine and embattled tower from the 12th century.

Weedon is also located close to the M1 motorway, making easy access for commuters to reach London or other major cities. There are also excellent transport links with nearby towns such as Daventry, Towcester, Northampton, and Rugby.

With green spaces, waterways, and good local amenities including a primary school, doctors surgery, shops, pubs, and restaurants; for those looking for a village location with superb facilities, Weedon is the perfect location.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band F **EPC:** Rating N/A

Important Notice

Please note that these particulars are subject to the approval of the property owner. 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 particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. 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. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



Grand Union Canal, Weedon



Mullions, Oak Street, Weedon, NN7 4RQ

Approximate GIA (Gross Internal Floor Area) Exc. Outbuilding = 241 sqm (2594 sqft)



David Cosby Chartered Surveyors & Estate Agents

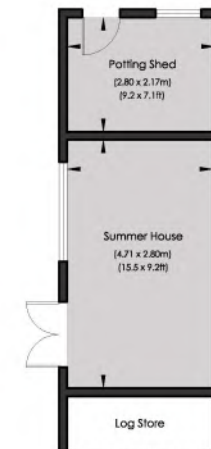
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



FIRST FLOOR GIA = 106 sqm (1141 sqft)



GROUND FLOOR GIA = 135 sqm (1453 sqft)



OUTBUILDING GIA = 23 sqm (248 sqft)
 (Location Not Relative)



WEEDON

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