



## Tavern Cottage, Lowick Lane, Aldwincle

Charming five bedroom stone cottage. Together with garden building plot and woodland.

All set within **0.41 HECTARES** (1.01 acres) | **FOR SALE BY PRIVATE TREATY AS A WHOLE OR SEPARATE LOTS**

**Bletsoes**

EST. 1881



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### SITUATION

Tavern Cottage is situated within the village of Aldwinckle, and is located in Lowick Lane, which lies to the south of the village. The village lies approximately 4 miles to the north of Thrapston between the A605 and the A6116 and is situated on a bend of the River Nene. Aldwinckle has a population of around 350 people and has a range of local services including a garage, a Primary School and Village Hall. A wider range of services and amenities can be found in the nearby Market Town of Thrapston (4 miles). A local nature reserve lies to the south of the village with parking accessible from Lowick Lane.

The village has a traditional character typical of many of the Northamptonshire villages of the area and there are a number of listed buildings throughout the village including St Peters Parish Church which dates back to the 12th Century and is Grade I listed. Many of the properties in the village are built in local limestone.

Primary education is available in the village school, Trinity CE Primary School. Secondary education is provided at nearby Oundle Prince William School. Private education is also available at Oundle (5 miles) and further afield at Kimbolton School (15 miles).

### TAVERN COTTAGE

Tavern Cottage is a stone built cottage built under a clay plain tile roof which fronts directly onto Lowick Lane and is set within extensive mature gardens. Planning permission has been granted for the erection of an additional dwelling within the grounds of the property and within the garden area which lies to the east of the cottage. The property has two access points onto Lowick Lane, one providing access to a gravelled parking area to the front of the cottage and the other providing access to two wooden garages at the rear. This second access will serve the approved building plot and also provides access to a wooded area which extends further along Lowick Lane.

Tavern Cottage provides the following accommodation over two floors:

#### On the Ground Floor

Lounge, Sitting Room, Dining Room, Study, Kitchen, Boiler Room and Shower Room.

#### On the First Floor

5 bedrooms, a bathroom and separate WC. A number of the bedrooms have wash hand basins and built in wardrobe space.



The property has oil fired central heating and is connected to mains electricity, water and drainage. The property has a combined accommodation floor area of approximately 2250 ft<sup>2</sup>.

The Property has an extensive and well maintained mature garden, which includes a number of outbuildings including summer house, green house and garden sheds. To the front of the Property is a well-established shrubbery, approached by a sweeping gravel drive with lawn to one side. A gravelled area at the front of the property provides generous parking. To the north is a private lawned area with mature trees surrounding.

To the rear lies a more extensive lawned area for which planning permission has been granted as detailed below. Steps lead down to the garages and the second access point off Lowick Lane. Beyond the garages is an area of mature woodland which was formerly a pit, which has become naturalised, and this extends along the frontage with Lowick Lane.

In total the overall site has an area of approximately 0.41 Hectares (1.01 Acres), comprising the Cottage and associated gardens which have an area of approximately 0.12 Hectares (0.29 Acres) and the garden plot and woodland which has an area of approximately 0.29 Hectares (0.72 Acres).

## PLANNING

The garden plot has the benefit of Outline Planning Permission for the erection of a single residential dwelling utilising the existing access off Lowick Lane. The Permission was granted by North Northamptonshire Council and is referenced NE/23/00917/OUT and dated 20th October 2023.

## GENERAL INFORMATION

### Method of Sale

The property is offered for sale by Private Treaty as a whole or in two separate lots.

### Tenure and Possession

The property is offered freehold with the benefit of vacant possession on completion.

### Services

The property benefits from mains water, mains electricity and mains drainage. The cottage has oil fired central heating.

### Energy Performance Certificate

The cottage currently has a rating of E with the potential to be B.

## Easements, Wayleaves, Covenants and Rights of Way

Tavern Cottage shares the first section of its driveway with a neighbouring property but is otherwise sold free of any easements, wayleaves, covenants or rights of way.

## VAT

Should the seller of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the purchaser in addition to the purchase price.

## Boundaries

The purchaser will be deemed to have inspected the property and satisfied himself/herself as to the ownership of any boundary, hedge, tree or ditch.

## Plans Areas and Schedules

Plans included or attached to these Particulars are based upon the Ordnance Survey Maps, copyright reserved. The Plans are not guaranteed to be to scale.

## Viewings

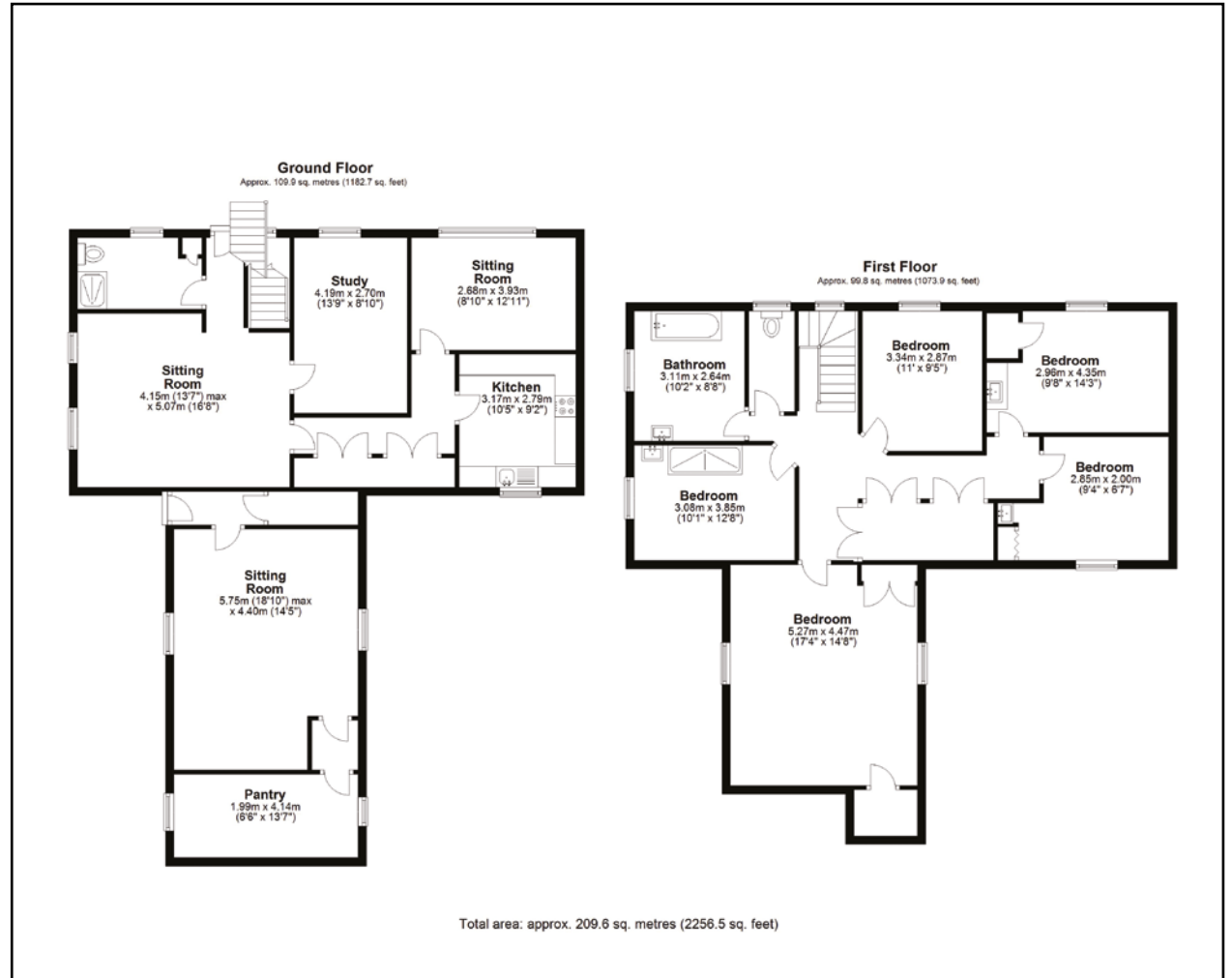
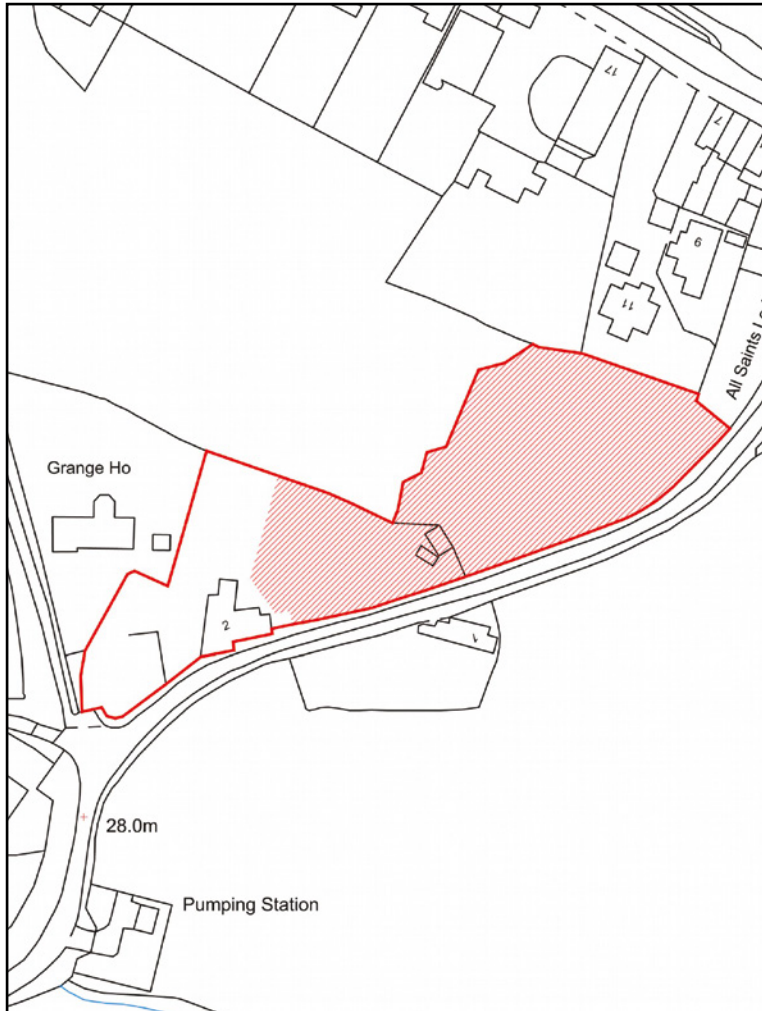
All viewings are strictly by appointment through the selling agent Bletsoes.

## Measurements and Other Information

All measurements are approximate. We endeavour to make our Sales Particulars accurate and reliable but if there is a point which is of particular importance, please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## Guide Price

Offers in the region of £900,000 (Nine Hundred Thousand Pounds) are invited for the freehold interest in the whole property Subject to Contract. Parties interested in purchasing the property in individual lots are invited to discuss price expectations with the Selling Agents.



### Important Notice

Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation to be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: November 2023.