

Cruso & Wilkin



Glebe Farmhouse, Main Street, Thurning, Nr Oundle PE8 5RB

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Introduction

A spacious, traditional three bedroom detached farmhouse on the edge of the village of Thurning. The property enjoys separate access, with off road parking, garden and garage space. The accommodation includes Ground Floor: entrance lobby, kitchen, lounge, front hall, sitting room, toilet, rear utility and conservatory. First Floor: landing area, 3 bedrooms, box room and bathroom. Double glazed UPVC windows and doors throughout. Outside: Entrance driveway leading to off road parking and 2 timber and tin garages. Rear lawned garden and small courtyard area.

PARTICULARS

Location and Situation

Located within the village of Thurning, at the end of Main Street, as identified from the attached location plan, the property being edged red for identification purposes.

Directions and Access:

Location plan attached within these details. what 3 words ///panel.purifier.bigger

Method of Sale and Terms:

The property is offered freehold for sale by private treaty. Dependent upon the level of interest received, the Vendors reserve the right to take the marketing to Best and Final offers.

Viewing:

Viewing is strictly to be accompanied only and by prior appointment with the Vendor's Agents, Cruso & Wilkin. Tel. 01553 691691.

Council Tax Banding:

From an enquiry with the Valuation Office, it is noted that the council tax banding for the property is Band D, with rates payable to the East Northants Council. Current rate being £1,876.00 (2024/25).

Access:

The property is accessed directly off Main Street.

Accommodation:

We have relied upon the floor plan attached below, to identify the accommodation within Glebe Farmhouse. The extent of the property is identified on the attached site plan (for identification purposes).

Tenure and Possession:

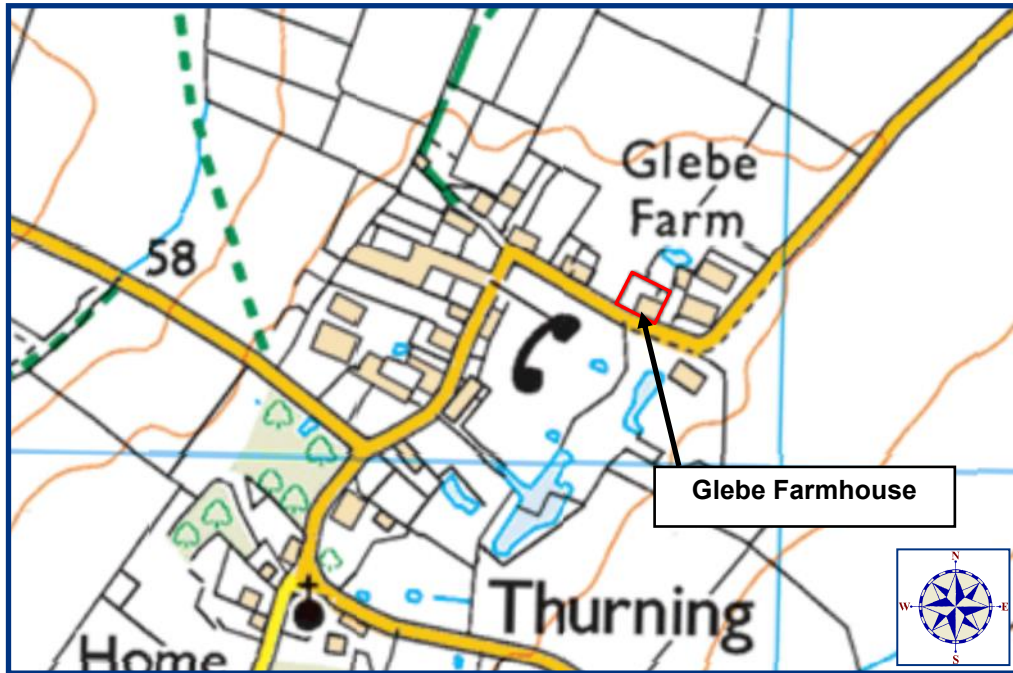
The property is offered freehold with vacant possession upon completion.

Services:

We understand that the property is serviced with mains water, electricity and drainage. Private drainage within curtilage of the property. Oil fired central heating.

Agents' Note: None of the services have been checked and assume are in a working order and free of obstruction.





Accommodation

GROUND FLOOR

Side Entrance Lobby: 1.37mx x 1.32m Door to outside and door into:

Kitchen: 3.18m x 4.93m and 3.5m x 1.37m L-shaped room with dual aspect. Fitted floor cupboards and drawers with worksurfaces above. Part tiled above. Single drainer sink unit. Eye level built-in double oven. Built-in cupboards and drawers with central glazed display cabinets.

Lounge: 4.87m x 4.93m Dual aspect windows, open fireplace, radiator.

Entrance Hall: 1.98m x 6.06m Radiator, stairs to First Floor. Front Door.

Sitting Room: 4.56m x 4.87m Dual aspect windows, open fireplace, radiator.

Rear Utility Room: 3.85m x 2.95m Drainer sink unit, storage cupboard, fire breast, extension to western elevation (1.71m x 2.9m), glazed on three sides.

Downstairs Toilet: 1.80m x 1.01m W.C.

Rear hall with back door.

FIRST FLOOR

Landing area with access corridors off to various rooms.

Box Room: 2.8m x 1.91m

Bedroom 1: 4.93m x 4.89m Fire breast, radiator, dual aspect windows.



Bedroom 2: 4.86m x 4.63m Radiator, fire breast.

Bathroom: 2.75m x 2.41m Airing cupboard with hot water cylinder, bath, hand wash basin and W.C.

Bedroom 3: 4.60m x 2.39m

OUTSIDE

Former Dairy Building - link attached to the farmhouse, (4.95m x 4.76m) separate access door, open storage area with large fireplace and former bread oven.

Concrete pathway to a walled and paved area to the east of the farmhouse. Lawned garden area to the west and rear on the property. Two existing single garages and additional storage buildings.



EPC Assessment:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To Be Assessed



GENERAL INFORMATION:

Value Added Tax:

It is understood that the Vendors have not elected to tax, therefore vat is not applicable to this property.

Boundaries, Plans, Areas Schedules and Disputes:

The Purchasers will be deemed to have full knowledge of the boundaries and areas, and any mistake or error shall not annul the sale nor entitle any party to compensation in respect thereof.

Legal Costs:

Each party will be responsible for their own legal costs incurred in documenting the sale.

Measurements:

All measurements are approximate and areas are based upon measurements taken within the property. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance for you, please contact this office to discuss, particularly if you are contemplating travelling some distance to view the property.

Wayleaves, Easements and Rights of Way:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage, and other easements, quasi easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

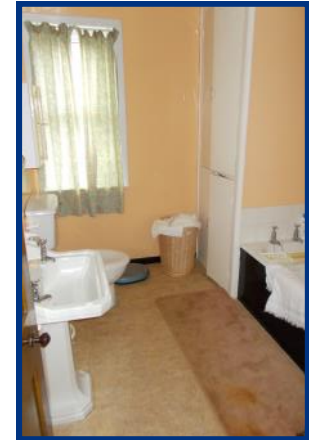
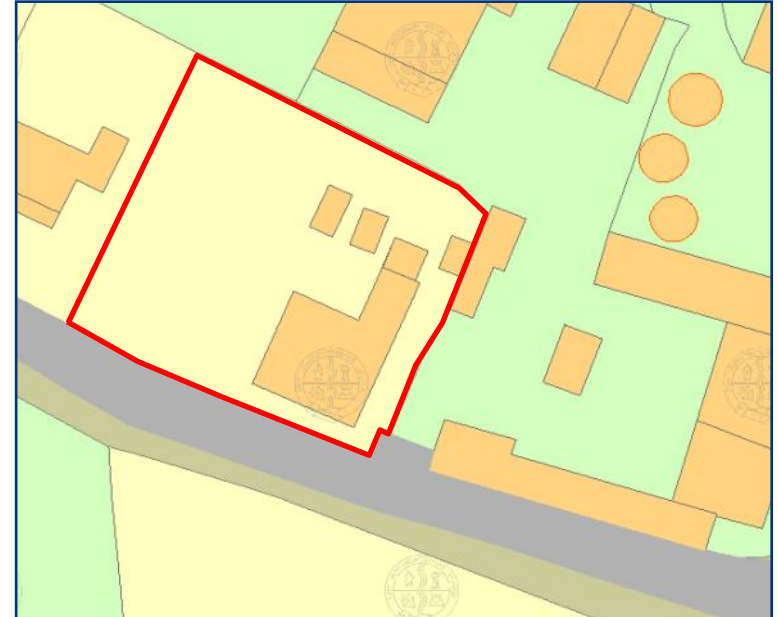
Money Laundering Regulations:

Intending Purchasers will be asked to produce identification documentation in due course and we would ask for your co-operation in this respect in order that there will be no delay in agreeing the sale.

Particulars and Photos:

These particulars and photos were prepared as at April 2025.

Glebe Farmhouse, Main Street, Thurning - Site Plan File Ref:-V.070/2



IMPORTANT NOTICES:

Cruso & Wilkin for themselves and for the Vendors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents (if applicable) or the Vendors.

1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract.
2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence.
Nonetheless, such statements do not constitute any warranty nor representation by the Vendors. Further, such statements are accurate only to the best of the present information and belief of the Vendors. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or are attached to the property (whether referred to or not within these particulars).
3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.