

HENDERSON CONNELLAN

ESTATE AGENTS



“Expect The Unexpected”



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Nestled into the heart of the gorgeous Market Town of Higham Ferrers, this period stone built property boasts fantastic proportions with five bedrooms, the period charm that you would expect of a period stone property, and also an unexpectedly generous plot, measuring just under 0.2 acre.



College Street,
Higham Ferrers,
NN10 8DX





Property Highlights

- Situated in Higham Ferrers town centre, with the convenience of having the town amenities on your doorstep, but with a generous plot providing off road parking from the rear, fantastic outbuildings and a generous West facing garden.
- As well as being within a stone's throw of the town centre, the A45 and A6 are within very close driving distance providing excellent travel links by car to the A14 and M1. The popular Rushden Lakes is just under two miles away and is accessible by foot in around 40 minutes, whilst Wellingborough train station is around 6 miles away, accessible in around 15 minutes, and provides an excellent commuter rail link to London.
- Entrance through the timber front door leads into the Entrance Hall with timber floorboards, an exposed stone wall, and a door that provides access to the rear garden. The Hall flows through to the Inner Hall with a charming character feel from the exposed beams, raised timber floor, period timber bench with storage below, and pine stairs that flow up to the first floor.
- Cosy Living Room, situated at the front of the property featuring an exposed beam in the ceiling, the original high-level ornament shelf, and an inglenook fireplace with a re-built exposed brick chimney, open fireplace, and stone hearth.
- Situated in the centre of the house, the Dining Room acts as vestibule to the Kitchen/Breakfast Room and offers a host of possibilities. Although currently used as a dining room, it would serve perfectly as a further sitting room, work from home space, playroom and much more. There is a window to the side elevation, painted beams in the ceiling and a re-built exposed brick open fireplace with a stone hearth and solid oak mantle.
- Impressive Kitchen/Breakfast Room with high quality timber effect Karndean flooring, French doors to the rear Garden, a further pedestrian door to the side courtyard, part of the Garden and ample space to entertain.



Property Highlights

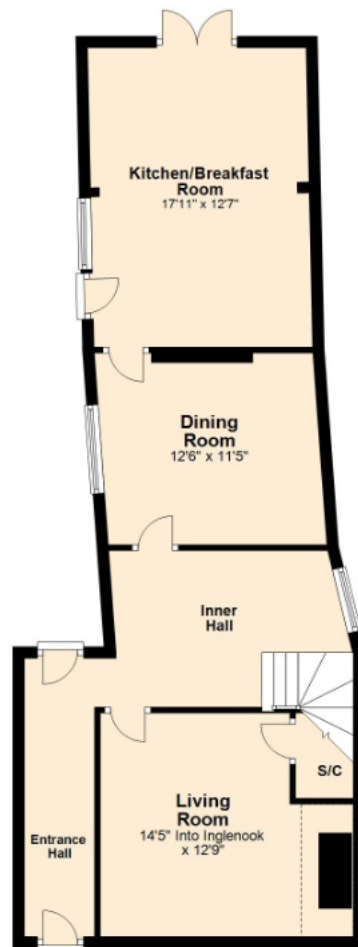
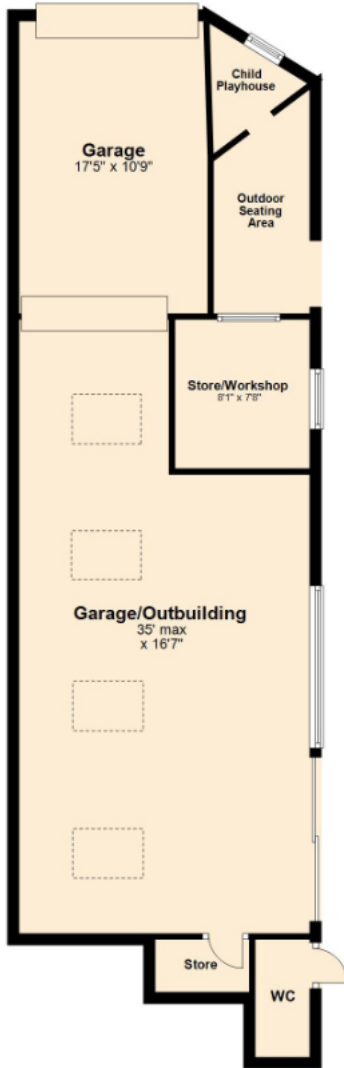
- The beautiful Kitchen was fitted by well-renowned BJ Healy and comprises of eye and base level hardwood inset units, a Belfast sink with surrounding solid Beech work surface, additional roll top worktops, fitted country style plate shelving, panelled walls, a 'STOVES' range cooker and space with plumbing for a dishwasher, washing machine, tumble dryer and fridge/freezer (all appliances available under separate negotiations).
- The stairs flow up to the first floor Landing with painted timber doors to the accommodation, and a further door and staircase leading up to the Top Floor double Bedroom.
- There are five Bedrooms, four of which are on the First Floor. The Principal Bedroom is a good size and boasts a fantastic en-Suite Bathroom and access through to a further double sized Bedroom. Although one of the bedrooms is accessed through the main bedroom and en-suite bathroom, it would make for an excellent nursery room, dressing room or as a work from home room. The en-suite Bathroom is finished to a high standard, with a timber effect floor, panelled walls to dado height and a traditional style 'Sanitan' suite to include a WC with a mid-level cistern, a pedestal wash hand basin, a corner shower enclosure with a thermostatic shower and a roll top bath with claw feet and chrome freestanding taps.
- Separate Shower Room featuring timber effect laminate flooring, a chrome heated towel rail and a three piece 'Sanitan' suite to include a low-level WC, a wall-mounted wash hand basin and a corner shower enclosure with a thermostatic shower over.



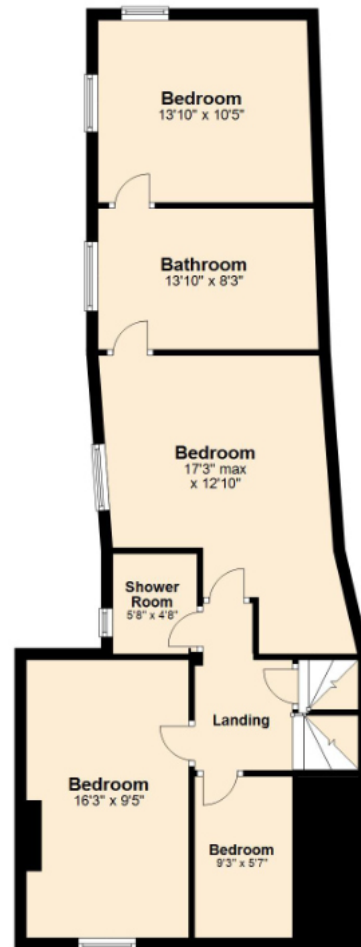
Outside

This beautiful stone built property offers a desirable position in Higham Town Centre with vehicular access to the rear from Saffron Road. There are double timber gates that provide secure access for the driveway that meanders through to the main gardens and a manual up and over door provides access into the garage and outbuildings. The Gardens boasts a desirable West facing aspect and there is a generous lawn, a mixture of period red brick and stone walls forming the boundaries, an allotment area for vegetables and fruits, and a sunken red brick patio by the French doors of the Kitchen. The impressive outbuildings offer a wealth of opportunity for conversion/development (subject to relevant consent). The outbuildings boast various areas with period red brick flooring, a vaulted ceiling and lighting and power.

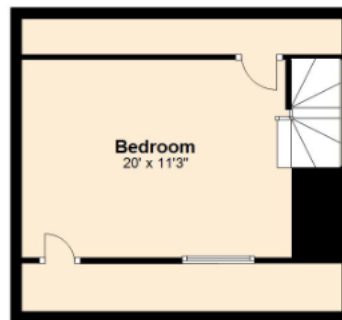
Ground Floor



First Floor



Second Floor



Total Area Measurements (Approx.)

Main House - 1798.1 sqft / 167 sqm

Garage, Outbuildings & Storage - 894.3 sqft / 83.1 sqm

Total - 2692.4 sqft / 250.1 sqm



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