

HENDERSON CONNELLAN

ESTATE AGENTS



“The Old Post Office”



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Nestled into the historic part of Great Doddington, this special character Property boasts a wealth of charm, a versatile layout, and a desirable location close to both the village amenities and countryside walks.



**Chapel Lane,
Great Doddington,
NN29 7TJ**



Property Highlights

- Positioned in the heart of the Village, with the local convenience store just a stone's throw away, a well renowned Primary School and other village amenities are also close-by. Wellingborough is just a short drive away with the train station boasting a popular commuter rail link to London. The A45 and A509 provide excellent travel links by car with easy access to the A14 and M1.
- The Old Post Office is exactly as it's named, a charming old property with its oldest part dating back to circa 1658. Originally used as the village Post Office, the Property is still known by local residents for its original historic resonance. Inside there is a host of character throughout from thick stone walls, timber brace and latch doors, and deep silled windows.
- Entrance is gained through the bespoke hardwood front door with high level glass panels providing natural light into the inviting Entrance Hall. There is a high-quality herringbone Luxury Vinyl Tiled (LVT) floor that flows through to the Rear Hall and beyond, whilst timber brace and latch doors lead into the principal accommodation.
- Generously sized Living Room, situated in the oldest part of the House with a large window to the side elevation, a quaint window seat and the original rear of the post box in the wall (now sealed shut). There is an exposed beam in the ceiling, an exposed floor with part of the original quarry tiled flooring, and the original front door has been insulated and boarded for convenience but can easily be removed for access.
- Beautifully finished hand built Kitchen, refitted with a continuation of the herringbone LVT flooring, a window to the rear elevation, LED downlights, attractive LED kickboard and high-level unit lighting, and a fitted Kitchen to include a floor to ceiling wall of shaker style units, low level units topped with granite work surfaces with upstand, a composite inset double sink, and 'Samsung' Wi-Fi smart integrated appliances to include a dishwasher, two electric ovens and an induction hob automatically linked to the contemporary extractor hood. In addition to this there is an array of high quality storage features in the kitchen to include a pull-out shelf for convenient storage of a coffee machine and deep pan drawers.



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- Formal Dining Room, finished with timber effect LVT flooring, a window to the front elevation, a useful storage cupboard beside the chimney breast, and a timber brace and latch door to the stairs to the first floor. Although currently used as a dining room, the room provides additional versatility to be used as a reception room, playroom and much more.
- Snug/Bedroom Four, offering a host of possibilities for a versatile layout. With timber effect LVT flooring, the room is also naturally light from the two windows to the side elevation and the glass panelled door and window to the rear elevation. Although currently used as an office/Snug, the room could easily be a ground floor bedroom for multi-generational living or an ideal space to run a business from home with its own access from the rear, and much more.
- The Rear Hall is a useful vestibule in the heart of the house and provides access between the rooms and to the rear Garden. There is a high-quality herringbone LVT floor, timber brace and latch doors to the rooms, and a handmade bespoke hardwood stable door to the rear Garden.
- Separate Utility Room/Boot Room boasting a continuation of the LVT floor from the Rear Hall, a period Belfast sink with a dual mixer tap and pull-out spray, space and plumbing for utility appliances (not included), and ample space for coats and boots.
- The part-painted timber stairs flow up to the first floor Landing with a brace and latch door at the bottom. The Landing features original exposed timber floorboards and painted brace and latch doors provide access to the first floor accommodation.
- Three Bedrooms to the first floor and the potential for a fourth bedroom on the ground floor in the versatile Snug/Office. All the Bedrooms are naturally light from the generous windows and the Principal Bedroom boasts a character feel from thick stone walls, part-raked ceilings and original lime plastered walls.
- Family Bathroom with a window to the rear elevation, ceramic tiled walls, and a three piece suite to include a low-level WC with a concealed cistern, a traditional style pedestal wash hand basin and a mosaic tile-enclosed bath with a thermostatic shower over.



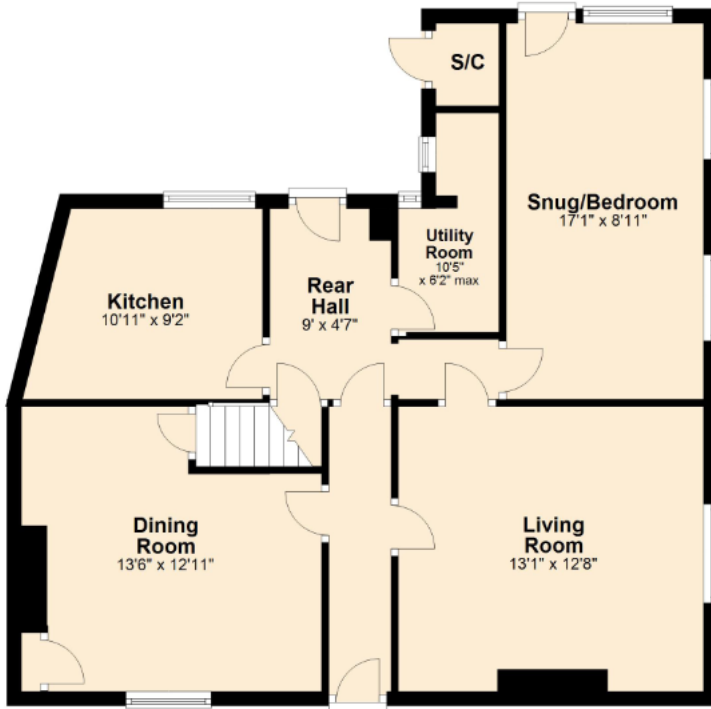
Outside

The Property occupies a prominent position in the Village. The front door is accessed from the footpath and to the side there are timber double gates to the rear Garden providing off-road parking if desired.

The courtyard style rear Garden is a fantastic sun trap benefitting from a south-west facing aspect. It has been designed with low maintenance in mind with a gravelled and paved patio area ideal for entertaining, raised planted beds, a useful brick-built storage shed, and a newly fitted fence to the boundaries. In addition to this there are timber double gates to one side allowing for vehicle access and off-road parking if desired.



Ground Floor



First Floor



Total Area Measurements (Approx.)
Total - 1197.40 sqft / 111.24 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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