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High Street, Titchmarsh

£320,000 Freehold

# BELVOIR!

EPC Rating E. Council Tax D.



Brimming with character and charm, this beautifully presented barn conversion is located in the sought-after village of Titchmarsh. Enjoy scenic countryside walks right on your doorstep, along with convenient access to local amenities including a pub/restaurant, church, and a primary school.

Set on a generous plot, the property offers ample off-road parking to the front and side, and a tiered, south-facing rear garden that enjoys a private and sunny outlook. Inside, the home blends original period features—such as exposed stone walls, ceiling and wall beams, and wooden internal doors—with a stylish, contemporary finish.

Upon entering the hallway, stairs rise to the first floor, and a door opens into the inviting living room, where you'll find two front-facing windows, exposed stonework, beams, and a feature fireplace. An archway leads through to a formal dining room, also with beams to the ceiling and double doors opening into the conservatory, which overlooks and provides access to the rear garden.

The kitchen is both modern and functional, fitted with a range of sleek wall and base units, a built-in oven, hob, and extractor fan, a classic Butler sink, and space for a washing machine and fridge/freezer.

Upstairs, there are two double bedrooms. The master bedroom includes built-in storage and a separate WC, while the second bedroom also features built-in storage and access to a spacious bathroom complete with a roll-top bath, separate shower, and large built-in wardrobes.

Externally, the front offers a graveled driveway with parking that wraps around to the side and rear. The tiered rear garden is a true highlight, offering a sunny, private space with a patio area, lawn, mature planting, a timber shed, and enclosed fencing.



#### Entrance Hall

Front door double glazed, window to the rear over the stairs double glazed, radiator, hardwood flooring, stairs ahead, internal doors to the lounge, WC and dining room.

#### Downstairs WC

Low level WC, wash hand basin, half tiled. Tiled flooring.

#### Living Room

4.19m x 3.83m (13'8" x 12'7")

Two windows to the front double glazed, fire place, five wall lights, radiator, telephone port, television port, exposed brick, two built in bottles built in the wall, carpet flooring.

#### Dining Room

3.76m x 3.62m (12'4" x 11'11")

Window to the front double glazed, patio doors into conservatory single glazed, radiator, hardwood flooring. Step up into the kitchen.



#### Kitchen

**3.24m x 2.45m (10'7" x 8'0")**

Window to the side double glazed, double glazed front door. Fitted kitchen, wall and base units, sink and drainer, work surfaces, half tiled, electric hob and oven, cooker hood, plumbing washing machine, space for fridge freezer, tiled flooring.

#### Conservatory

**3.89m x 2.61m (12'10" x 8'7")**

UPVC construction, tiled flooring, double glazed windows and double glazed double doors leading out into the garden.

#### First Floor Landing

Internal wooden doors to bedroom one, bedroom two and WC.

#### Bedroom One

**3.75m x 3.68m (12'4" x 12'1")**

Window to the front double glazed, airing cupboard housing central heating boiler, radiator, carpet flooring. Vaulted ceiling. Internal door into bathroom with steps leading down into the room.

#### Bedroom Two

**3.74m x 3.65m (12'4" x 12'0")**

Two windows to the front double glazed, built in wardrobes, radiator, carpet flooring. Vaulted ceiling.

#### Bathroom

**2.69m x 2.02m (8'10" x 6'7")**

Window to the side double glazed, radiator, stand alone roll top bath with mixer taps and shower connection on top of bath. Shower cubicle with shower. mirrored wardrobes, fully tiled with tiled flooring. Loft hatch.

#### Separate WC

Window to front double glazed, wash hand basin with built in storage under the sink, WC and part tiled.

#### Front Garden

Courtyard with two off road parking spaces to the front and to the side there is space for two cars.

#### Rear Garden

Patio slabs, leading up to a tiered garden, artificial grass, shrubs and wooden shed, fencing fully enclosed.

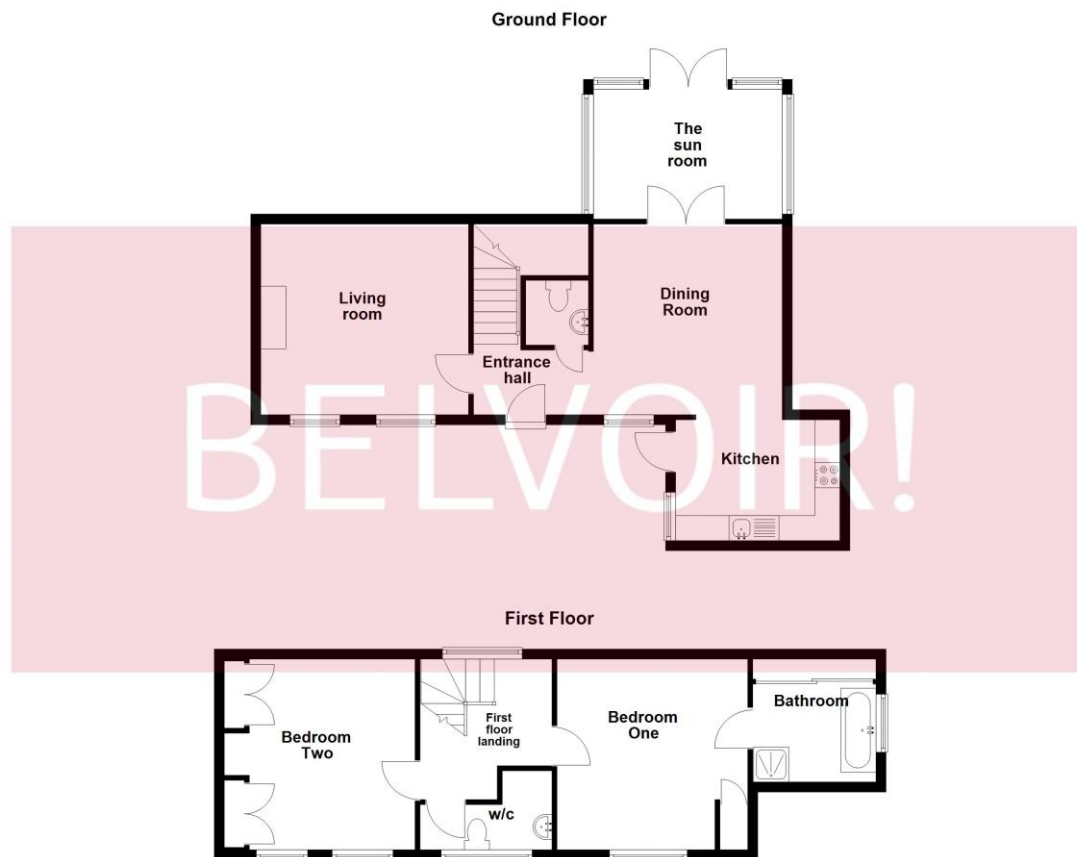
#### Agents Notes

Shared access for driveway.

Flying freehold to bathroom.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

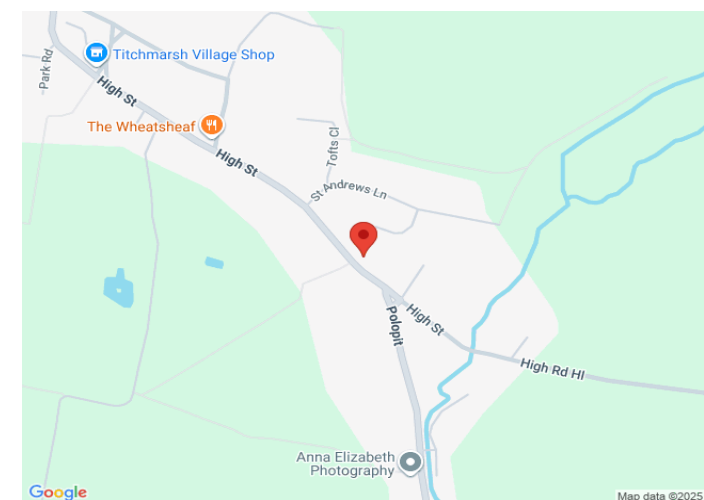




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Plan produced using PlanUp.

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92+) <b>A</b>                              |           | <b>85</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            | <b>39</b> |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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Contact us today to arrange a viewing...

# BELVOIR!

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