



**Connells**

Main Street  
Ashley Market Harborough



### Property Description

This impressive Grade II listed three bedroom cottage is located in the picturesque Northamptonshire Village of Ashley. The well-maintained cottage offers spacious and versatile living accommodation which is set over three floors. The cottage further benefits from a private and enclosed garden to the rear.

### Entrance

The property itself is accessed from the public highway through a front door where you arrive in the entrance area.

The entrance area is an open plan space to both the lounge and dining area. The entrance area, lounge and dining area benefit from engineered wood flooring throughout, and contains the staircase centrally which rises to the first floor. There are a number of exposed timbers and beams which enhance the cottage feel of the property.

### Lounge

12' 9" x 9' 5" ( 3.89m x 2.87m )

The lounge benefits from a window to the front elevation and a second, base style window which looks into a the living space located off the kitchen . The lounge also benefits from a feature fireplace with open fire within.

### Dining Room

12' 9" x 11' 10" ( 3.89m x 3.61m )

The dining room benefits from a window to the front elevation and an additional opening to the rear elevation of the room which gives access to the kitchen. The dining room further benefits from a useful storage cupboard, a range of exposed beams and a brick fireplace with log burner set in. Within the fireplace there are fitted, storage cupboards and space for log storage.

### Kitchen/Family Room

27' 3" x 11' 1" ( 8.31m x 3.38m )

The kitchen/family room comprises of a galley style kitchen with a range of base level units and a complimentary worktop. Within the kitchen there is tiling to all splashback areas, space for a range style oven with gas hob. Within the kitchen, there is also space for a tall style fridge freezer and further under the counter space is available for extra appliances. The kitchen/family room has a continuation of the engineered wood flooring combined with quarry style tiles. The living area of this space benefits from a vaulted ceiling with Velux windows and double doors that give access to the rear garden and flood the room with natural light. There is a further useful fitted cupboard .

### Cloakroom

Convenient ground floor WC with wash hand basin.

## First Floor Landing

The first floor landing has a window to the rear elevation with period style shutters fitted. There is an exposed wooden floor along with a beautiful exposed stone wall. From the first floor landing there are doors which give access to all first floor accommodation and stairs that rise to the second floor.

## Bedroom Two

13' 1" x 10' 5" ( 3.99m x 3.17m )

Bedroom number two is a good sized double bedroom with exposed beams and a window to the front elevation.

## Bedroom Three

9' 11" x 8' 6" ( 3.02m x 2.59m )

Bedroom number three is considered a good sized single bedroom with exposed beams, a window to the front elevation and a useful fitted storage cupboard.

## Bathroom

The family bathroom has a suite that comprises of a low-level flush WC, a pedestal wash hand basin, roll top bath and a separate corner shower cubicle with electric shower. In addition, the bathroom has a window to the rear elevation with period style shutters.

## Second Floor Landing

Stairs rise to the second floor Master bedroom.

## Bedroom One (Master)

23' 3" x 7' 10" ( 7.09m x 2.39m )

The second floor boasts an impressive double bedroom and in addition there is a good sized area adjoining which could be used as additional living space or dressing area. Within this space there are a range of fitted wardrobes, access to eaves storage and two windows located to the front elevation. It should be noted that there is some restricted head height within this space.

## Outside

To the front of the property parking can be found on street.

To the rear of the home there is a private enclosed garden. This mature cottage garden has been well-maintained and is currently stocked with a range of mature plants, shrubs and trees. To the immediate rear of the home a patio area has been created providing space for alfresco dining. There are steps up to an area which has been laid to lawn with mature borders surrounding and a paved pathway which gives access to a useful brick built garden store. From the garden there is a gate which provides access for bins.

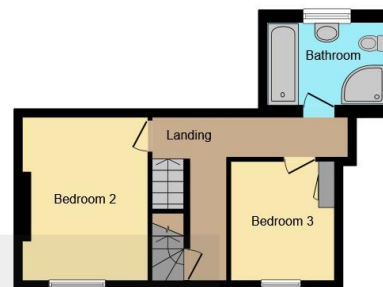




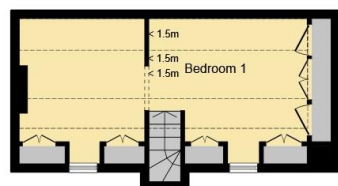




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: Exempt**

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Tenure: Freehold



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