



Connells

Mount Pleasant
Yardley Gobion Towcester

Mount Pleasant Yardley Gobion Towcester NN12 7TL

for sale offers in excess of
£375,000



Property Description

Charming Stone-Built Period Cottage in Yardley Gobion

Nestled in the picturesque village of Yardley Gobion, this delightful Grade II listed stone-built cottage offers an enchanting blend of character and comfort. Boasting a wealth of period features, this three-bedroom home is perfect for first-time buyers or families seeking the charm of rural living with the convenience of a village setting.

The property welcomes you with its quaint front garden, a charming feature that adds to its idyllic appeal. Inside, the large kitchen and dining area serve as the heart of the home, providing a perfect space for family meals and entertaining. Adjacent is the cozy lounge, adorned with exposed wooden beams and period details, offering a warm and inviting atmosphere for relaxing evenings.

Upstairs, the three well-proportioned bedrooms provide ample space for family members or guests. The property's unique heritage shines through in every corner, making it a truly special place to call home.

Situated in the beautiful town of Yardley Gobion, this cottage offers a rare opportunity to own a piece of history while enjoying the tranquility of village life. Don't miss out on this charming period property!

Entrance Hall

Laminate wood floor. Exposed brick wall.

Lounge

L shaped room 11'5" x 17' x 15'11". Exposed brick walls. Double glazed window to front aspect.

Kitchen

12' 8" max x 14' 7" (3.86m max x 4.45m)
Range of units to wall and base with complimentary worktop over. Ceramic sink. Tiled splashback. Wood laminate floor. Centre island with hob. Built-in oven, dishwasher and fridge/freezer. Double glazed French doors to garden. Skylights.

First Floor Landing

Bedroom 1

17' 9" x 8' 2" (5.41m x 2.49m)
Some restricted head height. Exposed brick and beams. Built-in wardrobe. Double glazed window to rear and front aspects.

Bedroom 2

10' 7" x 7' 9" (3.23m x 2.36m)
Some restricted head height. Exposed brick and beams. Double glazed window to front aspect.

Bedroom 3

8' 5" x 6' 3" (2.57m x 1.91m)

Double glazed window to rear aspect.

Bathroom

Shower cubicle. Close coupled w.c. Vanity sink unit. Underfloor heating. Tiled floor. Storage cupboard. Exposed brick wall. Towel rail. Double glazed window to rear aspect.

Outside

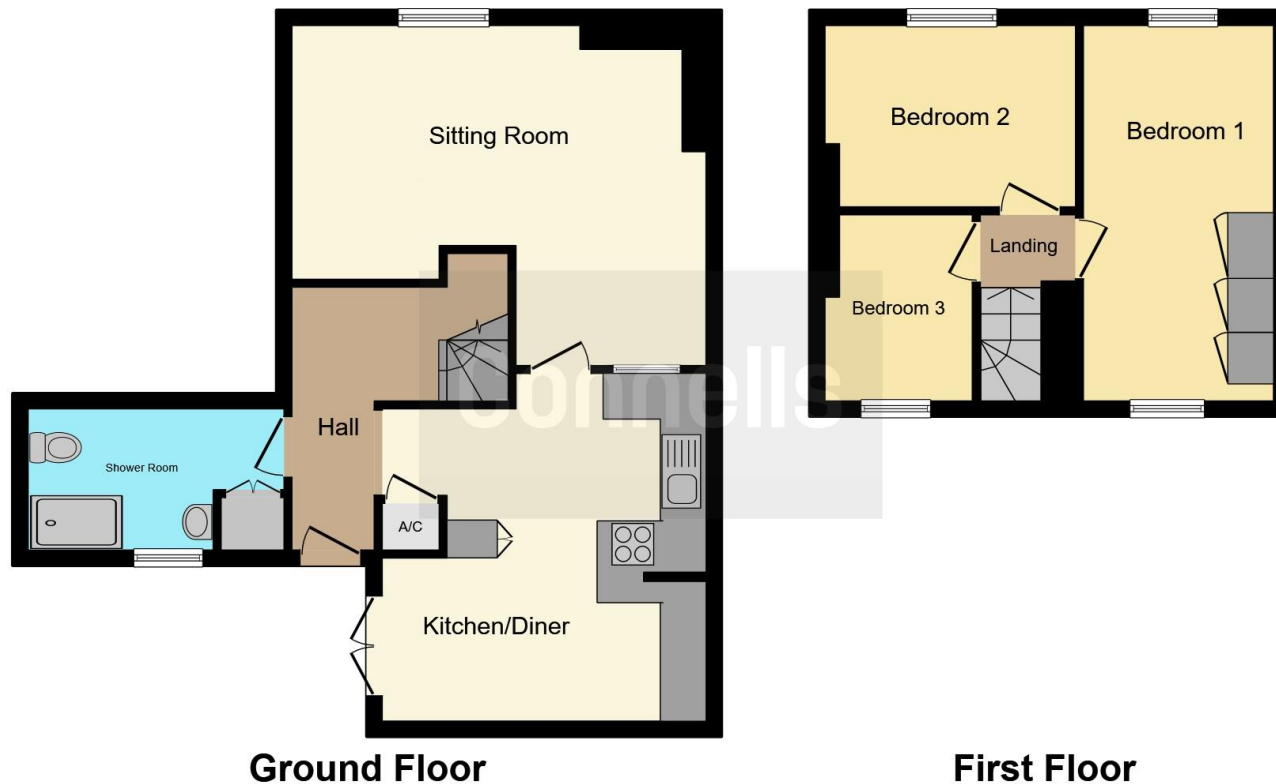
Rear Garden

Mainly laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Exempt

Tenure: Freehold

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