



The Old Bakehouse, 14 Welford Road, Chapel Brampton,
Northamptonshire, NN6 8AF

HOWKINS &
HARRISON

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Guide Price: £495,000

A charming Northamptonshire stone built detached cottage offering well-appointed and immaculate accommodation together with a converted former bakehouse, with feature baker's oven to form a useful home office.

Features

- Charming detached cottage
- Superbly presented
- Sitting room with wood burning stove
- Dining room with feature fireplace
- Bespoke hand crafted kitchen
- Family room
- Utility & cloakroom
- Three bedrooms & bathroom
- Home office



Location

The village of Chapel Brampton is situated about a mile and half North West of the Borough boundary of Northampton on the A5199 Welford Road. The village is mostly made up of stone, period houses and cottages originally constructed for Earl Spencer's Althorp Estate and now mostly privately owned. The Bramptons Primary School is within the village and within the catchment for Moulton Secondary School, also close by is Guilsborough Secondary School. The Spencer Arms public house/restaurant is also in the village. In the adjoining village of Church Brampton which is approximately 1/4 mile distant, there is the County Golf Club with Brampton Heath Golf Course also close by. Nene Valley Way, a public footpath that was formerly a railway line linking Northampton to Market Harborough passes close by.



Ground Floor

The accommodation is entered through a hardwood door into a porch which then leads into an impressive hand crafted kitchen with painted cabinets, timber working surfaces incorporating a Belfast sink. Integrated dishwasher, space for Range style cooker and door to rear garden.

The sitting room has a feature wood burning stove, wooden flooring and stairs that rise to the first floor accommodation. The dining room also has a feature fireplace, ideal for a burner and wooden flooring. The family room overlooks the rear garden with fitted cupboards housing the gas fired boiler, just off the family room is a utility room and cloakroom.

First Floor

There are three bedrooms and a refitted bathroom suite with wash hand basin, WC, bath with shower over and painted wooden panelling to waist height.





Outside

Well tended enclosed gardens to the rear are mainly lawned with a seating area, with raised and stocked planted areas, timber shed and a converted former bakehouse into a useful home office, still featuring the original oven, and to the other end of the building is a useful storage area.



“A stunning stone built detached cottage presented to an exceptional standard in a sought after village location”





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

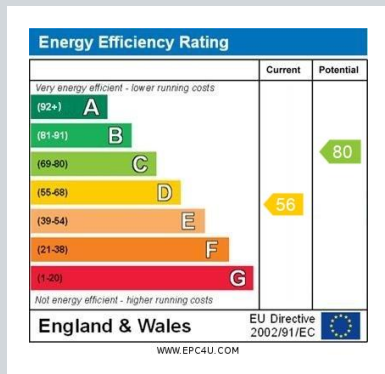
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council

Tel:0300-126700

Council Tax Band - F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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