



Olde Church House, Teeton, Northamptonshire, NN6 8LH

HOWKINS &
HARRISON

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Offers over £595,000

A charming detached former chapel believed to date back to the 1750's, substantially extended to now provide a comfortable family home offered for sale with no upward chain in the picturesque hamlet of Teeton.

Features

- Former village chapel
- Substantially extended
- Reception rooms both with open fireplaces
- Kitchen & utility
- Three double bedrooms
- En-suite & family bathroom
- Low maintenance gardens backing onto Teeton Hall
- Garage & driveway
- No upward chain

Believed to date back to around 1750, the former church rooms (chapel) was last sold to the current occupants in 1979 and was doubled in size shortly after to now offer comfortable living accommodation in the picturesque surroundings of Teeton.



Location

Teeton is a small hamlet set in open countryside close to the larger village of Spratton, which has a village store, primary school and public house. There are good private schools in the area including Maidwell and Spratton Hall at preparatory level and public schools at Rugby, Uppingham, Oakham and Oundle. Secondary schooling is at Guilsborough. The property is well placed for access to Northampton and Market Harborough and is also within easy commuting distance of London by train or car. There are a number of picturesque reservoirs close by providing trout fishing and sailing. The area is also known for horse riding with several local liveries and there is golf available at Harlestone Heath and Church Brampton.



Outside

The front of the property has a driveway with parking for two vehicles which could easily be extended further if required and a garage with a roller door, York stone paving and stocked beds are retained by wrought iron railings to the front of the property and a pathway to the side that leads into the rear garden which is relatively low maintenance, mainly paved with a water feature, stocked flower beds, oil tank and enclosed by a brick built boundary wall adjacent to Teeton Hall.



Ground Floor

A porch gives access to the entrance hall where the original church rooms service notice board is still in place. The hall has a quarry tiled floor which continues into the kitchen and cloakroom, the utility room has fitted cabinets, working surfaces incorporating a sink unit and plumbing for washing machine, part quarry tiled and marble floor tiles which lead into a useful walk in pantry. The kitchen has fitted cabinets, working surfaces incorporating a sink unit, dishwasher and a "Stanley" oil fired range cooker and boiler as well a separate electric oven for the use during the warmer months. The sitting room is a good size, symmetrical dual aspect room with a feature fireplace with mantel surround and "Jetmaster" open fire and wood effect flooring which continues into the dining room which also has a feature open with an attractive reclaimed brick chimney breast and stairs that rise to the first floor accommodation.

First Floor

The master bedroom enjoys a dual aspect, a walk in wardrobe and en-suite shower room with cubicle, vanity unit wash basin and WC. Two further double bedrooms and family bathroom which briefly comprises of a corner bath, vanity unit wash hand basin and WC.

Viewing Arrangements

Strictly by prior appointment via the 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

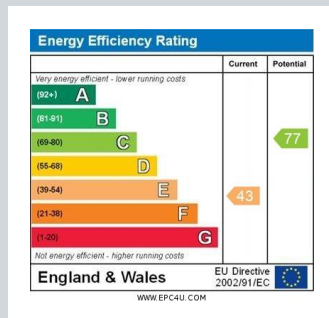
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- G



Howkins & Harrison

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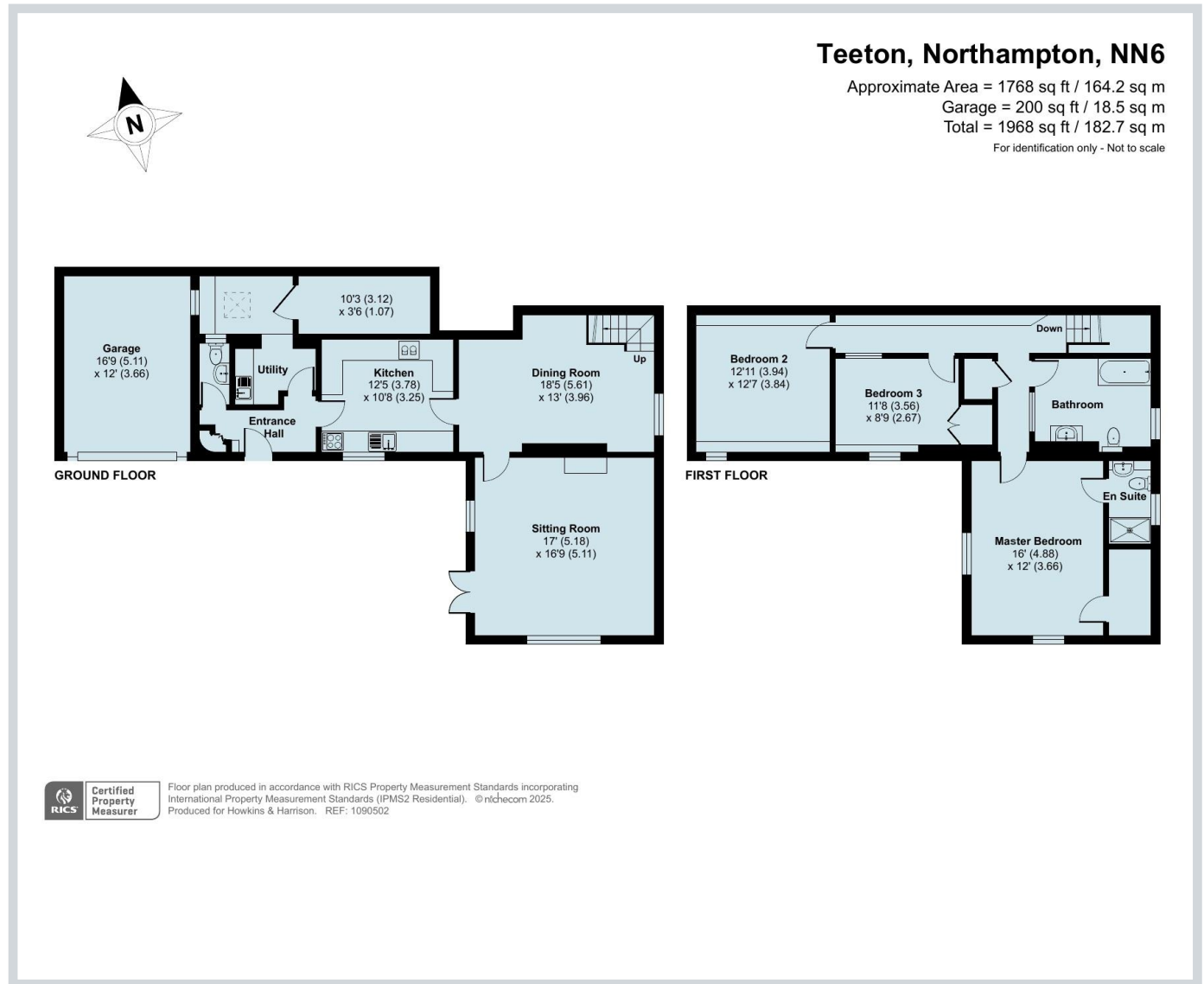
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that 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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