



The Old Post Office, School Lane, Scaldwell, Northamptonshire, NN6 9LD

HOWKINS &
HARRISON

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Offers in excess of £550,000

A charming detached stone built cottage positioned in the heart of the highly regarded village of Scaldwell, nestling amidst undulating countryside and a short distance from Brixworth country park.

Features

- Charming detached cottage
- Sitting room with fireplace
- Dining room & garden room
- Kitchen/breakfast room
- Four bedrooms
- En-suite to master
- Parking and gardens



Location

The thriving village of Scaldwell lies some 8 miles north of Northampton, off the A508, Market Harborough Road and approximately 2 miles from the village of Brixworth which offers numerous amenities, including a library/U3A, a Co-op store, an excellent greengrocer, a DIY store, a Well pharmacy, a good quality butcher, Saxon Spires surgery and a trendy cake/coffee place etc. Pitsford Reservoir can be reached on foot where many outdoor activities are available, such as sailing, fishing cycling and extensive waterside/countryside walks. The picturesque village of Scaldwell itself boasts a wide variety of village-based social activities revolving around the village hall and social club. The village also comprises a 13th century church, two tennis courts, fantastic and well used playing fields with childrens play area. It is also a hive of social activities from book club, bell ringing, wine testing, Pilates, music appreciation, sewing etc...

Outside

The front of the property has a planted flower bed and gravelled area outside the stable door from the kitchen. The rear garden has a paved patio, lawned gardens with established & well stocked planted areas, interspersed with a gravelled pathway to a useful brick built store and access to a car port.



Ground Floor

Upon entering The Old Post Office you are welcomed by a hall with shelving and a tiled floor which continues into the utility/WC which has a deep sink, plumbing for washing machine, and door into the rear garden. An impressive kitchen/breakfast room has a range of cabinets, "butchers block" solid timber working surfaces incorporating a sink unit, dishwasher & fridge, a feature fireplace with cupboards either side, space for cooker, with a continuation of the floor tiles found in the hall, and a stable door and windows overlooking the green. The inner hall has stairs that rise to the first floor accommodation, understairs storage cupboard, uPVC French doors onto the rear garden and wooden flooring that continues into the sitting room, which has a feature fireplace with multi fuel burner. A further double sided fireplace is shared with the adjoining dining room which also overlooks the village green. A useful garden room is located just off the sitting room which has a vaulted ceiling, exposed stone wall and timbers with French doors onto the rear garden.

First Floor

All four bedrooms enjoy views over the village green with the master bedroom having an en-suite shower room, built in wardrobe and feature fireplace, the family bathroom has a bath with shower over, WC, vanity unit wash hand basin and boiler cupboard housing a "Worcester" gas fired boiler.

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.

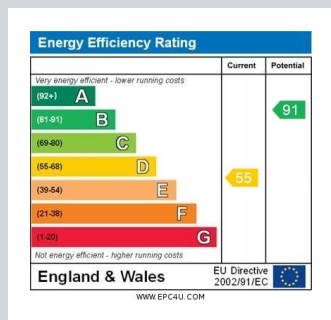
Services

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. Daventry Area
Tel:0300-1267000.

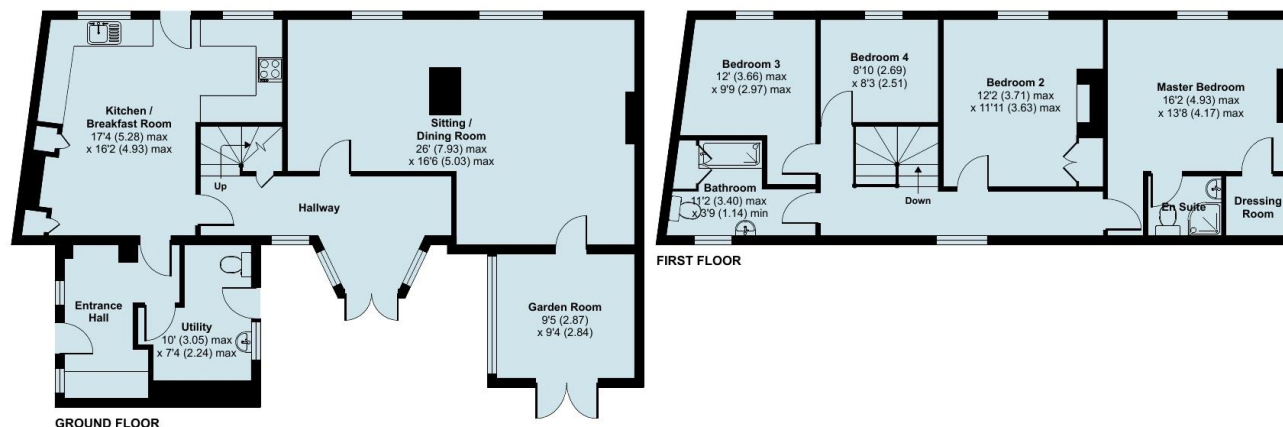
Council Tax Band- F



School Lane, Scaldwell, Northampton, NN6

Approximate Area = 1768 sq ft / 164.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1247230

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