



Folly Cottage, 4 Sywell, Northamptonshire, NN6 0BQ

**HOWKINS &
HARRISON**

Folly Cottage, 4 Sywell, Northamptonshire, NN6 0BQ

Guide Price £425,000

A charming Grade II listed stone and brick built character cottage, dating back to 1860, beautifully presented and extended, in the heart of a conservation area opposite the village hall and St Peter & St Paul church.

Features

- Charming character cottage
- Extended & tastefully presented
- Sitting room with feature fireplace
- Kitchen/breakfast room
- Three bedrooms
- Bathroom & shower room
- Delightful gardens
- Driveway parking
- Useful barn and workshop



Location

The small village of Sywell, in east Northamptonshire, is best known locally for its aviation heritage where you can find Sywell Aerodrome. The site also provides a museum, art deco style hotel incorporating “Hanger One” entertainment & Conference venue. Additional facilities within the village include a church, public house, antique shop, country park and primary school with the nearest secondary education is provided at Moulton School. Wellingborough is located within 5 miles and has a railway station with services to St Pancras International (taking 52 minutes) as well as a train service available in Northampton. Access to major roads A43 & A 45 ring roads which in turn give access to the M1, the A14 and the M6.



Ground Floor

The accommodation is approached through the entrance porch, which then leads into the sitting room which boasts a feature exposed brick built fireplace with multi fuel burner, feature wood panelling, shelving and solid oak flooring, with windows to the front and rear, the room offers a light and airy space, with a fitted window shutter to the front. Stairs rising to the first floor accommodation where there is a concealed gas fired under the stairs. A rear hall gives access to the rear garden and the kitchen/breakfast room that forms part of an extension to Folly Cottage several years ago. There is a range of cabinets and ample working surfaces incorporating a copper deep sink with matching tap, gas point for range style cooker ‘Stove’ cream range cooker, Neff dishwasher and space for fridge and freezer. The original outside stone wall is a particular feature of this room.

First Floor

The first floor master bedroom has a range of fitted bedroom furniture, with a pleasant outlook towards the village hall and church. There are two further bedrooms, a family bathroom and stylish separate shower room.

Outside

The front of the property is enclosed by picket fencing with attractive and established planting and topiary hedging with stepping stone pathway to the front door. To the rear of Folly Cottage is a block paved driveway providing parking for three vehicles, EV charging point, access through a five bar gate which the two neighbouring cottages have a right of way over. Steps lead up to charming and private gardens which are lawned with an abundance of established and stocked planting and an area with artificial lawn, summer house, greenhouse and shed. There is a useful barn which is currently the laundry room and has plumbing and space for washing machine and tumble dryer, a dog shower, and 2 separate workshops.

Viewing Arrangements

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

Fixtures and Fittings

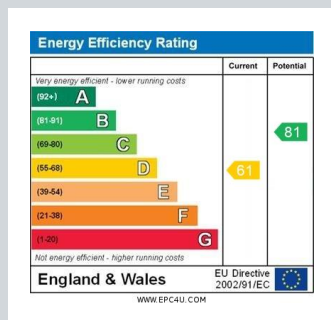
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

North Northamptonshire Council. Tel:0300-1267000
Council Tax Band - C

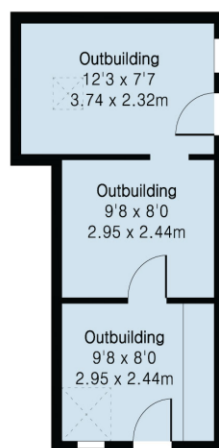


Approximate Gross Internal Area 905 sq ft - 84 sq m (Excluding Outbuilding)

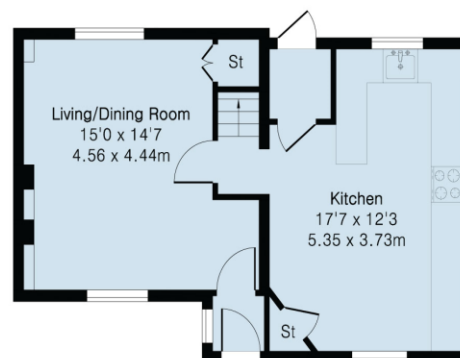
Ground Floor Area 455 sq ft – 42 sq m

First Floor Area 450 sq ft – 42 sq m

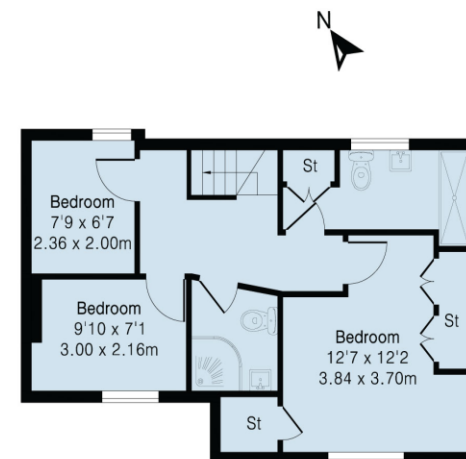
Outbuilding Area 255 sq ft – 24 sq m



Outbuilding



Ground Floor



First Floor

Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

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.