



The Old Bull Penn, Towcester Road, Milton Malsor, NN7 3AP

HOWKINS &
HARRISON

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Guide Price £495,000

We are delighted to be able to offer this never before seen on the market, beautiful three bedroom stone barn conversion. The property was converted in 2013 to the highest of standards and retains a wealth of the original character but has all the benefits of modern day living.

The accommodation is found over one floor and has a fabulous open plan kitchen breakfast room/sitting room with three generous bedrooms and a huge family bathroom. Private gardens and a gated driveway providing parking. The property is offered for sale with no upper chain.

Features

- Charming Grade II listed stone barn conversion
- Fabulous open plan kitchen breakfast/sitting room
- Zoned underfloor heating throughout
- Three generous bedrooms
- Attractive family bathroom
- Retained character and charm
- Attractive private gardens
- Private driveway providing ample parking
- Sought after village location



Location

The pretty village of Milton Malsor lies some four miles south of Northampton town centre off the former Towcester/Oxford Road (A43). Junction 15 of M1 is about two miles distance. Amenities in the village are centred around The Green including a primary school, 12th Century Parish Church, active village hall, and a public house. It is suited to several secondary school options.



Outside

The property is entered via timber gates to a gravel driveway, which offers ample off-road parking. On the driveway is a lawn area with a pathway which leads to both sides of the property. One gives access to a very attractive large terrace area and the other accesses a small courtyard garden which takes advantage of the morning sun. The garden and driveway are fully enclosed by a stone and brick wall and are extremely private.



Ground Floor

The property is entered via a stable door, leading to the kitchen breakfast/sitting room. This is a fabulous room with the kitchen comprising of a comprehensive range of base and eye level units incorporating drawers and cupboards, solid oak worktops, Belfast style sink with mixer tap over, integrated dishwasher, washing machine and integrated separate fridge and freezer. There is a full range cooker with 5 burner gas hob and double oven and grill with extractor hood over. There is space for a dining room table. From the living area there are French doors leading to an attractive sitting area with rustic decking. The whole house has quality underfloor heated stone flooring throughout as well as exposed ceiling timbers, beams and vaulted ceilings.

There are three generous bedrooms again all having attractive vaulted ceilings, exposed roof timbers and Velux windows. Each bedroom has underfloor heated stone flooring.

There is a lovely family bathroom comprising of low flush WC, large wash handbasin set into vanity unit incorporating drawers and cupboards, a large freestanding bath and a large walk-in shower wet room area. Again, retaining original timbers, Velux window and an attractive exposed original feature stone wall.

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

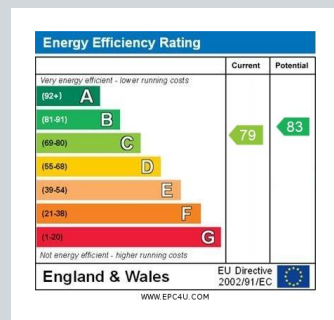
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

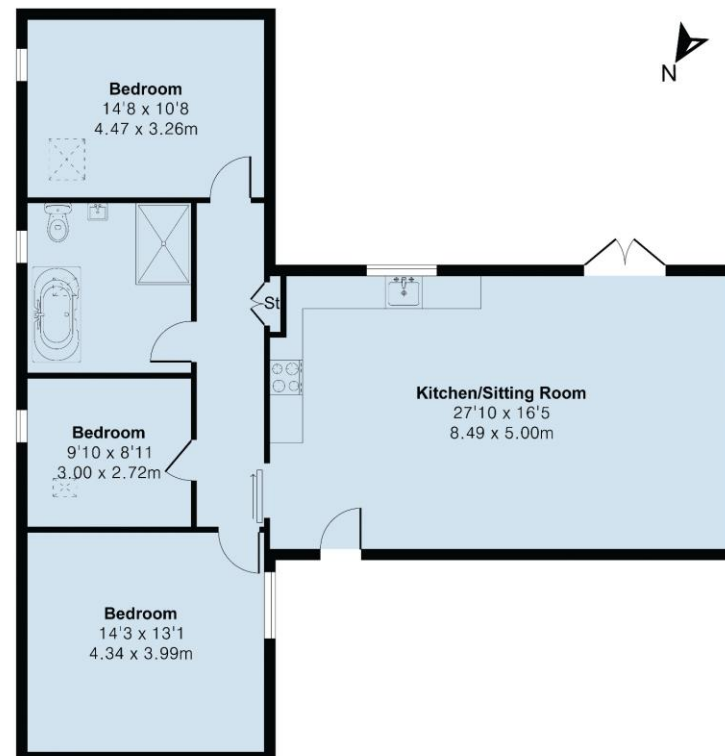
South Northamptonshire Council.

Tel:0300-1267000.

Council Tax Band- D



Approximate Gross Internal Area 1072 sq ft - 100 sq m



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

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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