



The Old House, Main Street, Hannington, Northamptonshire, NN6 9SU

HOWKINS &
HARRISON

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Guide Price £675,000

A charming Grade II Listed double fronted stone cottage occupying a delightful position in the highly popular village of Hannington. The Old House is believed to date back to the mid C18th and occupies a delightful plot enjoying an aspect of St Peter & St Paul's church, substantial and well tended gardens of around 0.26 of an acre as well as a detached self contained two bedroom ANNEXE.

Features

- Charming stone cottage
- Sitting room
- Dining room
- Kitchen/breakfast room
- Three bedrooms
- Gardens of 0.26 of an acre
- Detached ANNEXE
- Double garage



The popular village of Haddington lies in open countryside to the northeast of Northampton within two miles of the popular Pitsford Reservoir and Nature Reserve and one mile from Walgrave Primary School. The village is conveniently located for Northampton, Wellingborough and Kettering with train services available from Northampton into London Euston in around one hour together with services offered from Wellingborough and Kettering into London St. Pancras in around fifty minutes. The M1 motorway is fourteen miles to the south (junction 15) and the A14 (A1/M1 link road) is six miles to the northeast. An extensive range of leisure, school and shopping facilities are available in the County towns of Northampton, Wellingborough and Kettering.



A self contained detached annexe offers a multitude of uses with an open plan kitchen/lounge on the ground floor, two bedrooms and a shower room to the first floor. Incorporated into the annexe is a double garage.



On the ground floor there are two reception rooms which include a sitting room with a coal effect gas fire feature fireplace, display shelving, understairs cupboard and stairs that rise to the first floor accommodation. The dining room main feature is an inglenook fireplace with oak bressumer, currently not in use and capped, this could be opened up with a professionals guidance, and reinstate it to its original use. The room also has exposed ceiling beams, cupboards and display shelving. A rear lobby has fitted pantry cupboards and a door to the rear as well as serving the bathroom and kitchen/breakfast room, which has a range of cupboards, working surfaces, sink unit, plumbing for washing machine, dishwasher and gas fired boiler that was replaced in 2022.

On the first floor the landing provides access to a cloakroom and three bedrooms, the main bedroom enjoys views of the church and has fitted wardrobes and cupboards. The second bedroom also has fitted wardrobes and a shower cubicle.

Twin wooden gates provide access to a driveway and parking for several vehicles, established and stocked beds, and a paved seating area are all in addition to the beautifully tended main gardens which are mainly lawned with an abundance of established planting, fruit trees and raised beds/kitchen garden area.

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

EPC

Exempt



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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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