



Cornerstone, 1 Folly Lane, Little Brington, Northamptonshire, NN7 4JR

HOWKINS &
HARRISON

**Cornerstone, 1 Folly Lane,
Little Brington,
Northamptonshire, NN7 4JR**

Guide Price: £635,000

A superbly presented stone built semi detached house, constructed in the year 2000 by reputable local developers using materials from a former barn occupying the site. In recent years, Cornerstone has been extended and improved by the current owners with an effective mix of both traditional and contemporary living offering 1921 sq ft of accommodation in the highly regarded village of Little Brington.

Features

- Attractive semi detached house
- Sitting room with inglenook fireplace
- Dining room
- Kitchen/breakfast room
- Garden room & cloakroom
- Four double bedrooms
- En-suite to master
- Garage
- Beautifully tended gardens



Location

Within Little Brington there is the Saracens Head Public house, and the Brington Primary School. Secondary education is available at Bugbrooke Campion School with the village well placed for access to a number of public schools including Quinton House, Pitsford, Uppingham, Oundle, Rugby and Wellingborough. At nearby Great Brington there is the Parish Church, The Althorp Coaching Inn Public House and a Post Office/Store. There are mainline rail services from Northampton to Euston and to Birmingham New Street, also accessible at Long Buckby just 3.5 miles away.



Ground Floor

Upon entering Cornerstone, you are greeted by a good size hall that features engineered oak flooring which continues into the sitting room and dining room, stairs that rise to the first floor accommodation and access to the cloakroom. An impressive and extended sitting room features an attractive inglenook fireplace with oak bressummer and display shelving either side of a multifuel cast iron burner. The dining room features engineered oak flooring and uPVC French doors onto the rear garden.

A well appointed kitchen/breakfast room has a range of cream fronted cabinets and granite working surfaces incorporating a breakfast bar and sink unit, appliances include a “Neff” induction hob and double oven with extractor hood as well as a washing machine, fridge, dishwasher and courtesy door into the single garage. In addition to its original build, the current owners have extended the kitchen area creating a garden room that enjoys an aspect onto the rear garden.

First Floor

The first floor landing has an airing cupboard housing the hot water cylinder and ample shelving. There are four generous bedrooms all with built in wardrobes with the master bedroom enjoying an en-suite shower room with shower cubical, vanity unit wash hand basin, WC, underfloor heating and fully tiled walls.

The family bathroom has a bath, separate shower cubicle, vanity unit wash hand basin, WC and fully tiled walls.





Outside

Set back from the lane that gives access to footpaths and bridleways across rolling countryside, the front garden is mainly lawned, with a blocked paved driveway providing off road parking and leading to a single garage, which has a pedestrian door that was recently changed from an up and over garage door. The garage has rubber floor tiles, sink unit, power and light connected and the oil fired boiler.

A beautifully tended, and private rear garden has a paved patio with a stone built retaining wall, with steps to a mainly lawned garden and an abundance of established and stocked planting. A further blocked paved seating area with gazebo can also be found along with a garden shed, external electrical socket, and enclosed oil tank which was replaced around the year 2024.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. [Tel: 01604-823456](tel:01604-823456)

Agents Notes

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Fixtures and Fittings

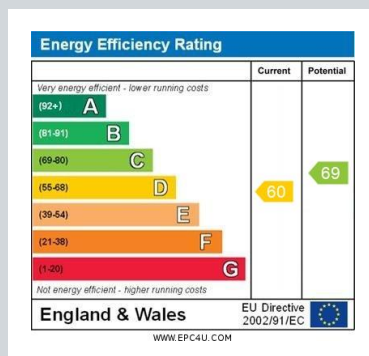
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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: 0300-126700
Council Tax Band - D



Approximate Gross Internal Area 1921 sq ft - 178 sq m (Including Garage)

Ground Floor Area 1015 sq ft – 94 sq m

First Floor Area 906 sq ft – 84 sq m



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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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