



Mill House, Main Street, Cold Ashby, Northamptonshire, NN6 6EL

HOWKINS &
HARRISON

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Main Street, Cold Ashby,
Northamptonshire, NN6 6EL

Guide Price: £825,000

Offering a unique blend of character and modern living, we offer for sale -Mill House, the property can be found nestled in the Northamptonshire village of Cold Ashby. This exquisite former mill dates back in part to the 1700's and boasts four spacious bedrooms. The property is set within an immaculate one-third acre plot, the property is surrounded by mature garden and ample off road parking.

Features

- Former Mill
- Beautiful 1/3 acre plot
- Stunning kitchen/diner with vaulted ceiling
- Four double bedrooms
- Master bedroom with an en-suite
- Three bathrooms & two ground floor cloakrooms
- Off road parking for several vehicles
- Solar Panels & battery system
- Three reception rooms
- Energy Rating-C



Location

The popular village of Cold Ashby is surrounded by rolling countryside and local amenities to include a village hall and playing fields, bowls club, church and a 27 hole golf club with function room and club house. The village is reached via the A5199, Northampton to Leicester Road, with excellent access to the A14 approximately 1.5 miles away, which in turn gives access to the M1 and M6 at Catthorpe Interchange approximately 8 miles. The pretty market town of Market Harborough is approximately nine miles in distance and Rugby thirteen miles, both of which offer large supermarkets, high street shopping and main line train stations to London St Pancras International and London Euston respectively. Long Buckby station being approximately seven miles in distance. Primary and secondary education is provided in the nearby village of Guilsborough. Both schools have an excellent reputation. Independent schools in the area include Spratton Hall Prep School, Maidwell Hall together with Bilton Grange at Dunchurch. Public schools include Rugby, Wellingborough, Uppingham, Oundle and Oakham.



Ground Floor

The accommodation has been lovingly refurbished and extended with the edition of a superb kitchen/dining/family room with a vaulted ceiling and exposed beams, a walk in pantry, and bifold doors opening onto the rear garden, the kitchen also benefits from painted Shaker style units with wooden worksurfaces and a central island. Off the kitchen can be found a study/home office and ground floor cloakroom with doors to the rear of the property and the family room which is fitted with a log burning stove, this flows through to a welcoming reception hall with feature tiled floor and log burner stove, with access to the utility room and sitting room also fitted with a log burning stove with the stairs rising to the first floor.

First & Second Floor

The first floor accommodation comprises of three double bedrooms and modern refitted family bathroom with three piece suite. Two of the bedrooms to the first floor are fitted with en-suite shower rooms. There is a fourth double bedroom located on the second floor with a vaulted ceiling and an exposed brick chimney breast.





Outside

The property is tucked away off Main Street and can be found behind Mill Cottage, the access is via a gravelled driveway with gated access to the private driveway providing off road parking for several of vehicles. The established rear garden with multiple seating areas offers total privacy and is an ideal space for entertaining and al fresco dining. The lawned garden provides many well stocked herbaceous borders, mature trees and also a vegetable garden with many raised growing beds, small timber shed and greenhouse. The garden also features a substantial summer house that could be used as a home office or gym.

This exquisite former mill dates backs in part to the 1700's and boasts four spacious bedrooms whilst being set within an immaculate one-third acre plot, the property is surrounded by mature garden and ample off road parking.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

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

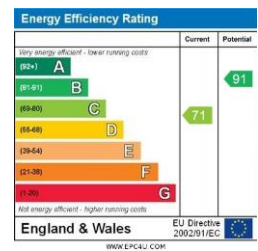
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

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

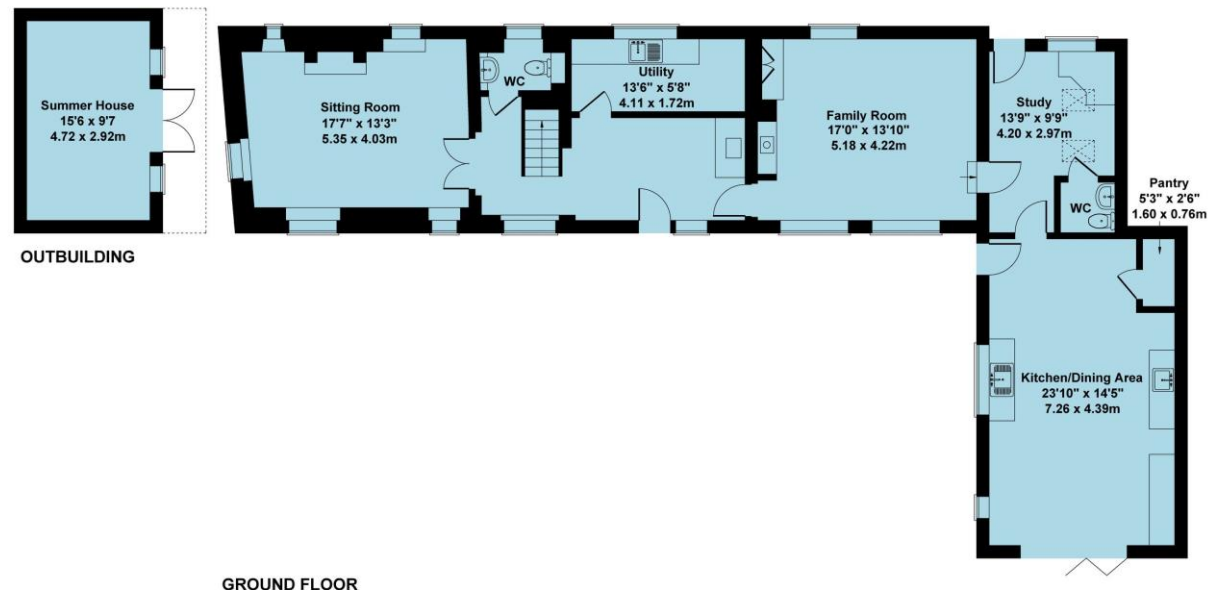
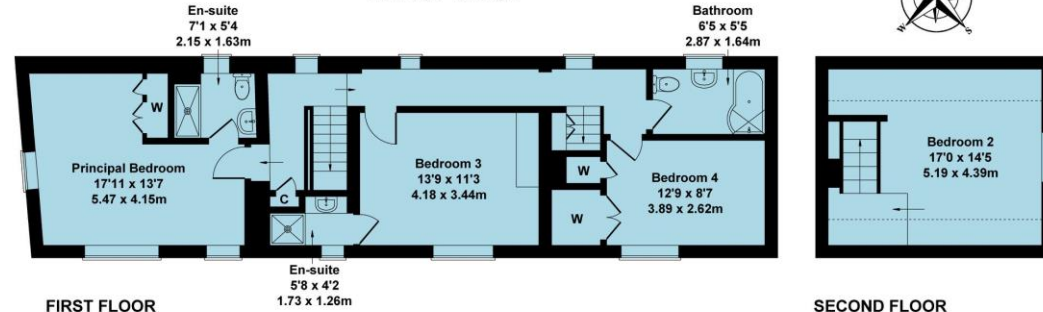
Local Authority

West Northamptonshire Council Tel:0300-126700.
Council Tax Band – F



Mill House Main Road Cold Ashby NN6 6EL

Approximate Gross Internal Area
2411 sq ft - 224 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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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.