



Orchard Cottage, 11 West End, West Haddon, Northamptonshire, NN6 7AY

HOWKINS &
HARRISON

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Guide Price: £565,000

A delightful three bedroom Northamptonshire stone cottage offering a perfect blend of character and modern living, tucked away in the popular village of West Haddon. The property features a spacious master bedroom complete with an en-suite shower room and fitted wardrobes, in addition there are two further good size bedrooms. The property also comes with proposed planning for a two storey extension, along with planning permission to convert a former coach house into a one bedroom annex, offering exciting possibilities for future development and could provide 594 sq ft of additional living space.

Features

- Three bedroom stone cottage
- Village location
- Master bedroom with an en-suite shower room
- Proposed planning permission for a two storey extension
- Full planning consent to convert a former coach into an annex
- Exposed beams
- Wood burning stove
- Ledge and brace doors and column radiators
- Private rear garden and off-road parking
- Gas central heating
- Electric gates
- New bathroom and en-suite
- Recently refitted shaker style kitchen



Location

The popular village of West Haddon has a comprehensive range of local amenities which include a village store, church, tennis and cricket club, playing fields with football pitches and three public houses, two of which include restaurants. The village is well placed for the commuter with the M6 motorway beginning at junction 18 of the M1 and the A14 being approximately five miles from the village. Rugby Station offers frequent rail services to London and Birmingham with Rugby to London Euston taking just under 50 minutes. Additional train services are also available from Northampton and the nearby village of Long Buckby. There are two childcare nurseries and schooling is well served in the area with a highly regarded primary school within the village itself, which offers wrap-around and holiday care, and secondary education provided at Guilsborough Academy. West Haddon is also within the Warwickshire Eastern Priority Circle providing access to the Rugby Grammar Schools Lawrence Sheriff and Rugby High School.



Ground Floor

Accessing the property via a door opening into a large sitting/dining room which is flooded with natural light, with multi aspect windows along with oak flooring and a wood burning stove, which provides a welcoming focal point to this light and spacious room. A door with steps lead down into the kitchen and an oak staircase, with useful built-in storage, rises to the first-floor accommodation. The kitchen has been recently refitted with attractive shaker style cupboards, incorporating numerous cupboards and drawers, with complementing oak worksurfaces including a breakfast bar area for seating and a Belfast sink. Built-in appliances include a double electric oven, induction hob with an extractor over, integrated fridge/freezer, dishwasher and a range cooker with character oak beam above, which also supplies the heating and hot water. A stable door to one side provides access to the outside.





First Floor

The first floor accommodation offers three bedrooms and a re-fitted family bathroom comprising of a traditional white suite including a wash hand basin, bath with glass shower screen and shower over, WC and heated towel radiator, along with an airing cupboard. The delightful master bedroom benefits from a range of built-in wardrobes and a recently re-fitted en-suite, comprising of floor to ceiling metro style tiles with a modern shower cubicle and glass screen, wash hand bowl mounted on a vanity unit with cupboards beneath and a WC. Two further well-proportioned bedrooms complete the first floor accommodation.

Agents Note

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

Outside

Electric gates guide you into the gravel driveway which provides ample off-road parking and leads to the coach house, with planning permission to convert into a one bedroom annex, along with an outbuilding with outside WC. There are raised beds edged with wooden sleepers and a step to one side which leads to a beautiful wisteria covered pergola with a brick herringbone walkway leading to the rear garden where a small orchard can be found. The garden is a private tranquil space complete with a lawn and mature trees with a large storage shed. The house is set within fully enclosed gardens, creating a distinct private feel.

Coach House planning application ref: 2023/6027/FULL can be viewed on West Northamptonshire Council planning portal.

There is also proposed planning for a two storey extension to the existing property (see plans), which would create an open plan kitchen/diner to the ground floor and an additional bedroom with en-suite on the first floor.





Viewing

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

Fixtures and Fittings

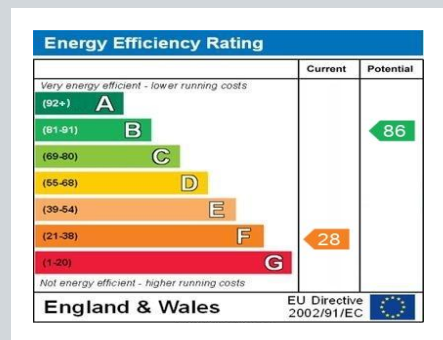
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

Local Authority

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



Approximate Gross Internal Area 1118 sq ft - 104 sq m (Excluding Coach House & Outbuilding)

Ground Floor Area 559 sq ft – 52 sq m

First Floor Area 559 sq ft – 52 sq m

Coach Ground Floor Area 297 sq ft – 28 sq m

Coach First Floor Area 297 sq ft – 28 sq m

Outbuilding Area 21 sq ft – 1 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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