



High Street, Brigstock Kettering **Freehold** £570,000

**Pattison  
Lane**



# Key Features

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- Four Bedroom Stone Cottage
- Private Driveway
- En Suite to Master Bedroom
- NO ONWARD CHAIN
- Cellar

Step into a Slice of Brigstock History: The Former Angel Inn & Butchers Transformed. Imagine owning a piece of Brigstock's past, reimagined for modern family life. This captivating stone cottage, once the cherished Angel Inn and village butchers now presents a unique opportunity to reside in the heart of this picturesque and highly sought-after village.

Beyond the welcoming entrance hall, discover a thoughtfully laid-out interior designed for both togetherness and individual space. A convenient guest WC is located on the ground floor, leading to a truly spacious living and dining room - the perfect setting for everyday moments and entertaining. The family room offers a cozy retreat, complete with a real working fireplace, promising warmth and ambiance on cooler evenings. The kitchen/breakfast room provides a practical and inviting space for culinary adventures and





casual dining. Adding a touch of character and practicality is a wine cellar, ready to house your favourite vintages.

Ascending the stairs, you'll find a principal bathroom serving the household, alongside four generously proportioned double bedrooms. The master suite is a true highlight, boasting an impressive vaulted ceiling that adds a sense of grandeur, and a large en-suite bathroom for ultimate relaxation.

Adding remarkable versatility to this home is an attached studio, offering a multitude of potential uses. Outside, the property benefits from a coach yard vehicular access, providing secure off-road parking. The traditionally walled courtyard lawn garden offers a private and charming outdoor space.

This is more than just a home; it's a piece of Brigstock's heritage, offering a unique blend of history and contemporary living in an enviable village setting.

The accommodation comprises;

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN / BREAKFAST ROOM 12'7 max plus recess X 14'2 (3.83m x 4.31m)

FAMILY / DINING ROOM 13'9 max x 29'10 (4.19m x 9.09m)

LOUNGE 13' x 13' max (3.96m x 3.96m)



BASEMENT  
133 sq.ft. (12.3 sq.m.) approx.

GROUND FLOOR  
1120 sq.ft. (104.3 sq.m.) approx.

1ST FLOOR  
884 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 2137 sq.ft. (198.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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CELLAR 11'1 x 10'8 (3.37m x 3.25m)

OFFICE 12'3 x 11'10 (3.73m x 3.60m)

FIRST FLOOR LANDING

BEDROOM 16'4 x 12'10 (4.97m x 3.91m)

EN SUITE

BEDROOM 10'11 max x 13'9 (3.32m x 4.19m)

BEDROOM 9'11 x 8'3 plus wardrobe (3.02m x 2.51m)

BEDROOM 12'11 max x 9'7 (3.93m x 2.92m)

BATHROOM 9'7 x 7'6 (2.92m x 2.28m)

OUTSIDE

GATED DRIVEWAY

GARDEN

To view this property call Pattison Lane on:  
**01536 524425**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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