



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.

FIRST FLOOR
884 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 2137 sq.ft. (198.6 sq.m.) approx.
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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

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01536 524425

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