



JAMES
SELICKS

TALLYHO COTTAGE

NASEBY ROAD, HASSELBECH, NORTHAMPTONSHIRE

VIEW TO THE FRONT



This charming, Victorian former estate cottage has been lovingly refurbished to create over 1,100 Ft² of flexible space that seamlessly blends period character and modern luxury living. With three double bedrooms, a stunning Neptune open plan kitchen and panoramic countryside views beyond the gardens at the front and rear, this gem could be your next dream home.

Refurbished period cottage | Over 1,100 square feet of luxury living | Wealth of character features | Three double bedrooms | Bespoke open plan dining kitchen by Neptune | Two reception rooms | Guest cloakroom and utility cupboard | Re-fitted 15ft family bathroom | Panoramic views to the front and rear | Attractive front and rear gardens, and garage |

Accommodation

Welcome to Tallyho Cottage, a Victorian, former estate cottage that has undergone extensive, yet sympathetic, refurbishment, that seamlessly blends the charm and character of its period, with modern, elegant accommodation.

You're sure to be charmed as you step through the gate and along the gravelled path. A solid oak front door leads into a traditional vestibule porch with striking floor tiles where you can hang your coat and keep your shoes.

Solid oak floorboards complement the bespoke oak staircase in the sitting room, the first of two spacious reception rooms. Here you can experience cosy, country living in style and comfort with the solid-fuel burning stove, set within an exposed brick chimney breast providing the perfect focal point, while plantation shutters add further elegance. An oak brace and latch door leads into the family room/playroom that could serve as a snug, study or even a ground floor bedroom.

The open plan dining kitchen is situated to the rear and enjoys the panoramic countryside views. Refitted with an extensive range of bespoke, solid oak units by Neptune, there is plenty of practical storage solutions that complement the central island unit. Stone worksurfaces offer ample space for preparing food, while a ceramic Belfast sink and instant hot water tap allow for clearing up in style. There is an integrated dishwasher and wine cooler with space for an American-style fridge/freezer and range-style oven with extractor hood over. To the side is a small lobby which leads to a handy utility/laundry cupboard and guest cloakroom which features a contemporary suite in a heritage style.

Upstairs you will find three double bedrooms all of which enjoy attractive countryside views and feature fitted storage. The refitted family bathroom spans over 15 ft and has been refitted to create the most striking space that features a rolled top, claw and ball foot bath, separate shower cubicle, WC and pedestal wash hand basin.

Outside

A quintessential country cottage garden at the front welcomes you on arrival. A wooden gate is flanked by picket fencing and laurel hedges, while a central gravel path bisects a lawn. The property also benefits from a single garage and a driveway for one vehicle.

The rear courtyard style garden has been lovingly landscaped to provide a low-maintenance paved terrace with space for seating, dining and lounging, while taking in the open skies and rolling countryside views beyond the brick wall.





Location

Small, but perfectly formed, the village of Haselbech lies in the heart of north Northamptonshire's rolling countryside, with several notable, historic buildings and homes. The village has grown largely by virtue of the estate of Haselbech Hall. Since the 1960s, Haselbech has evolved from a traditional estate village to the picturesque commuter village of today. With access to major road networks, and mainline rail from Northampton, Rugby, Market Harborough, or Kettering all within reach, it is ideally suited for those seeking a quiet life with convenient links. The town of Market Harborough lies approximately 7 miles to the north, while Northampton is approximately 14 miles south. Local schooling can be found at Naseby, Clipston, Maidwell and Guilsborough with private schools Spratton, Maidwell Hall, Bilton Grange, Pitsford and Rugby all within reach.

Tenure: Freehold

Local Authority: West Northamptonshire Council **Tax Band:** C

Listed Status: Not Listed **Built:** 1860 **Conservation Area:** No

Services: The property is offered to the market with all mains water, electric heating and drainage to a septic tank

Broadband delivered to the property: FTTP

Loft: Boarded, with lighting and ladders

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way, Easements & Covenants: Yes

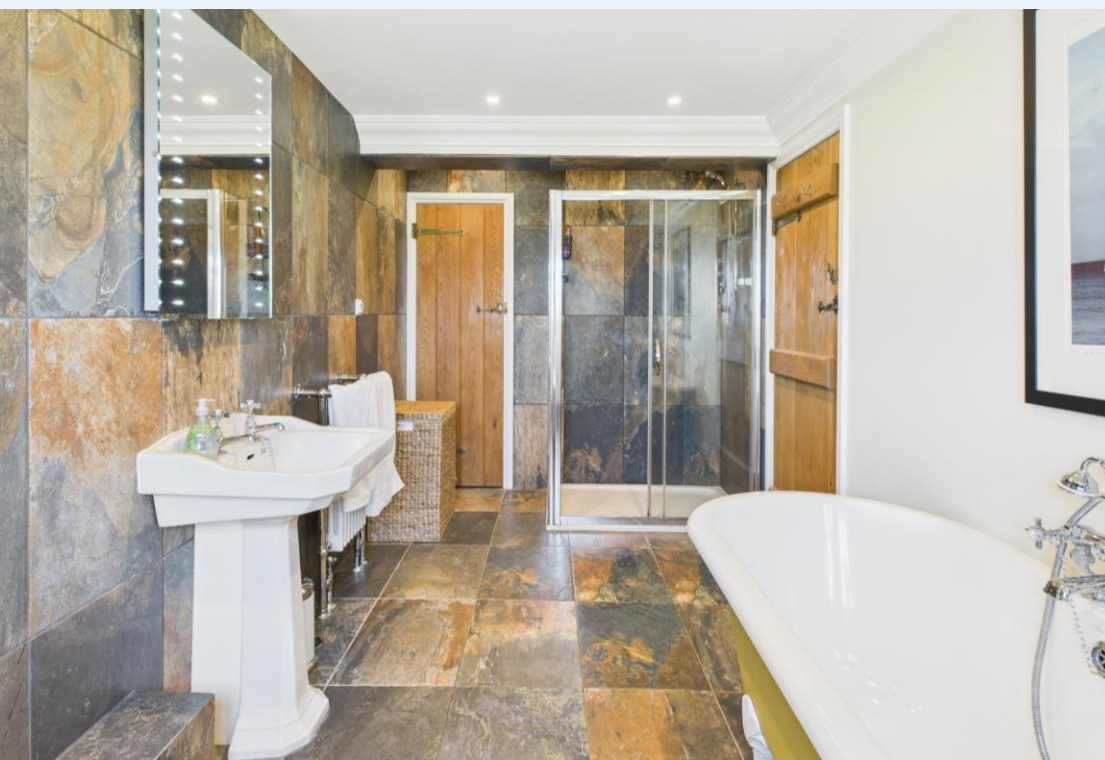
Flooding issues in the last 5 years: No

Asbestos: The garage roof has asbestos

Accessibility: Two storey dwelling. Steps up/down to both the front and rear door

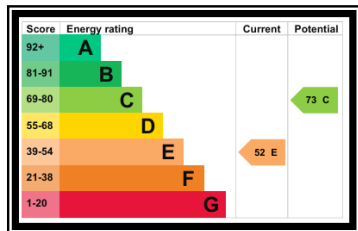
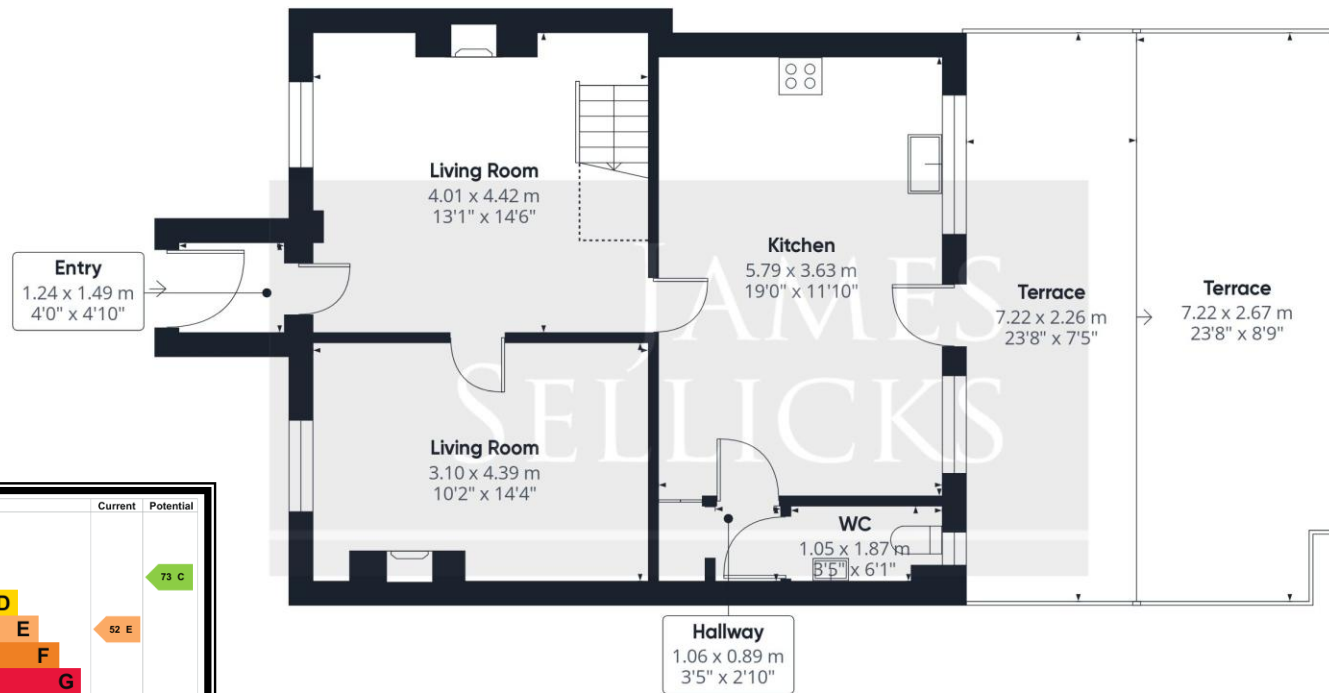
Satnav Information: The property's postcode is NN6 9LH, and house name/number: Tallyho Cottage/No. 16



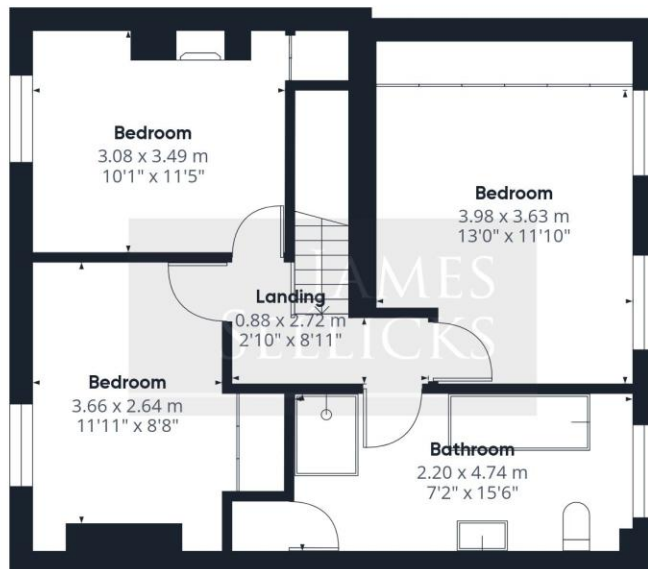


VIEW TO THE FRONT





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area^m

121.53 m²
1308.13 ft²

Balconies and terraces

35.31 m²
380.07 ft²

Reduced headroom

1.4 m²
15.02 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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