



SHEPHERDS HUT

11'3" x 6'3"

The insulated shepherds hut has light and power connected and is timber lined with twin double glazed windows giving views to the rear. The hut also has a High speed internet cable (subject to contract and a heater.

TIMBER STORE

9'8" x 7'10"

ART STUDIO

12'0" x 8'0"

Constructed of timber with glazed doors and windows to take advantage of the valley views there is an electric convector heater and light connected. The studio is insulated and has power.

SERVICES

Main drainage, water and electricity are connected. Central heating is through radiators from an oil fired Grant oil boiler fitted in 2019 which also provides the domestic hot water through a megaflo mains pressure unvented hot water cistern.

LOCAL AMENITIES

Within the village of Great Brington there is a Post Office/General Store, the Althorp Coaching Inn Public House, the Parish Church of St. Mary the Virgin, the village reading room and recreation ground. Local schooling is at the Brington Primary School at nearby Little Brington with secondary education at the Bugbrooke Campion School. Further schooling includes: Preparatory at Spratton, Maidwell and Bilton Grange. Secondary at Rugby, Oundle, Oakham, Uppingham, Northampton and Wellingborough.

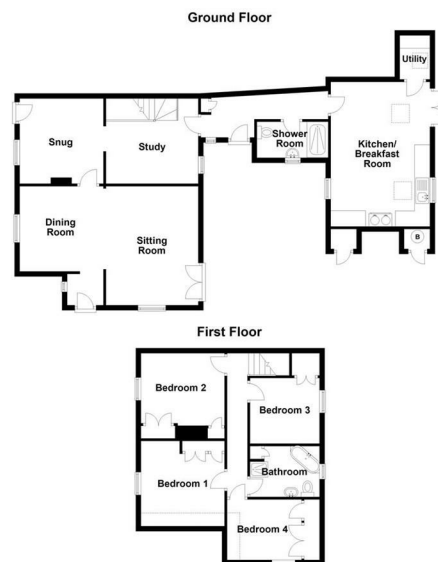
COUNCIL TAX

Daventry District Council - Band E

HOW TO GET THERE

From Northampton proceed in a north westerly direction along the A428 Harlestone Road passing through Harlestone Firs and Lower Harlestone Village. Continue along the A428 passing Althorp Park and then take the next turning on the left sign posted to Great Brington. On entering the village turn right opposite the Parish church into Whilton Road and the property stands on the right hand side.

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For illustration purposes only - not to scale

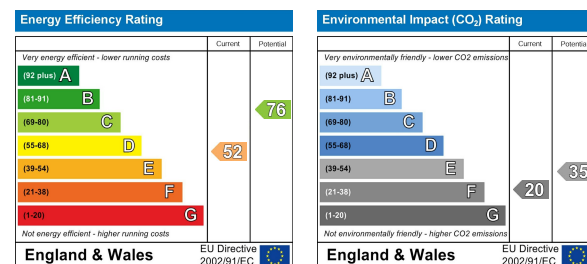
Bedford Cottages, 2 Whilton Road, Great Brington, Northampton, Northamptonshire, NN7 4JF



Offers In Excess Of £700,000 Freehold

This truly delightful semi detached period cottage has been refurbished and extended to provide four bedroomed accommodation of considerable charm and character, standing in extensive gardens and enjoying superb countryside views over farm land to the rear. The stylish interior is surprisingly spacious giving three reception rooms, two bathrooms and a superb farm house style kitchen/breakfast room which opens onto a terrace leading directly to the rear garden.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached through a ledged front door an archway leads to the lounge



LOUNGE

23'3" x 15'3"

A two part through room with a beamed ceiling over a stained oak floor, there are windows to both front, side and rear elevations and a french door to an inner courtyard. The focal point is the open hearth brick fire place which contains a clearview log burning stove and there are TV and wall light points.



SITTING ROOM

10'10" x 10'8"

With a ledged door to the front elevation this room houses an original cast iron range fire place with hob basket over a tiled hearth. There is a panelled glazed window to the front elevation and access to the study.

STUDY

12'0" x 10'9"

With ceiling mounted down lighters this room has a window to the courtyard and contains the staircase rising to the first floor. A ledged door leads to the rear hall.

REAR HALL

17'8" x 5'2"

With a stable type door and window to the inner courtyard there is an limestone floor, wall mounted coat hooks and shelving and doors leading to the kitchen and one of the bathrooms.

FARMHOUSE KITCHEN

18'6" x 12'10"

A very attractive room beneath a vaulted ceiling with Velux roof lights, exposed purlin and timbers and a king post truss, the hand crafted kitchen units have polished granite work surfaces incorporating a twin bowl ceramic sink unit with mixer tap over and there is concealed work top lighting. There is space for range cooker which has two ovens and two covered hob plates set within an exposed red brick chimney breast with an Abigail Burt hand painted tiled splash back. There is a built in dishwasher and space for a fridge/freezer and limestone flooring. Panel glazed windows over look the rear garden and a french door leads to the rear terrace. A further door gives access to a utility room.

UTILITY ROOM

5'8" x 4'3"

A polished granite work surface above the points for a tumble dryer and an automatic washing machine and with cupboards over. There is a Velux roof light.

SHOWER ROOM

9'8" x 4'3"

Comprising of a walk in shower with twin head, WC with concealed cistern, limestone tiling and a butler sink.

FIRST FLOOR

LANDING

Approached by a straight staircase which leads to a central landing with ledged doors giving access to the bedrooms.

BEDROOM ONE

11'0" x 10'10"

With a vaulted ceiling with exposed purlins and rafters there is wardrobe with hanging space and shelving and a TV point. Window to front elevation.



BEDROOM TWO

11'0" x 9'5"

Also with a vaulted ceiling and two casement window to the front elevation there is a built in double wardrobe with shelving and hanging space.



BEDROOM THREE

9'5" x 8'3"

With a window to the rear elevation and vaulted ceiling this room has an alcove recess with hanging rails and storage space.



BEDROOM FOUR

9'1" x 7'7" (excluding wardrobe)

Again with a vaulted ceiling with exposed purlins and rafters there is a range of built in wardrobes to one wall and a two casement PVC window to the side elevation.

FAMILY BATHROOM

Comprising of a white suite of corner bath with mixer tap/shower attachment over, pedestal wash hand basin, WC, together with a ceramic tiled shower cubicle. There is a linen cupboard and vertical heated towel rail.



OUTSIDE

FRONT GARDEN

Bounded by dwarf brick walls and planters incorporating a young Mulberry tree, Vintage Staffordshire blue brick path and there is a private gravel drive giving off road parking for two vehicles. A pedestrian walkway leads to along the side of the cottage to a wrought iron gate which in turn gives access a grasses courtyard adjacent to which is an open fronted log store, boiler cupboard with power and a further store house the hot water cylinder.

REAR GARDEN

Approached by a york stone terrace where there is an external water tap, steps lead down to a Honeysuckle pergola and a brick terrace where there is an ornamental pond with fountain. The garden stretches away from the house, largely laid to lawn bounded by established Hawthorn hedging and post and rail fencing and it includes a small orchard with established fruit and other trees. At the far end there is a gravelled terrace and the garden backs directly onto open pasture with superb valley views beyond. There is also a separate vegetable garden.



OUTBUILDINGS

For further information on viewing call 01604 230222