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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Rose Cottage Main Street, East Haddon, Northampton, NN6 8BU

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Rose Cottage is a substantial three storey period stone and brick house which has been extended and refurbished by Weatherly Homes to create a stylish individual five bedroomed family home on approximately 2,900 square feet. The accommodation includes three bedrooms with en-suite facilities, shower room, two very spacious reception rooms and a superb 34ft long open plan kitchen/breakfast and living room space with doors opening to the rear gardens. There is an attached double garage, ample off road parking space and a sunny aspect south facing lawned rear garden.

Price £1,000,000 Freehold

ACCOMMODATION

RECEPTION HALL

14'6 x 6'10

Central hall contains the newly constructed oak staircase rising to the first floor with glazed balustrade and under stairs storage cupboard, there are natural oak doors leading to:-

LOUNGE

19'3 x 17'1

Well proportioned room with twin two casement windows to front elevation, picture windows and French doors opening to the rear elevation. TV and wall light points and ceiling mounted LED downlighters.



KITCHEN/BREAKFAST ROOM

34'0 x 16'1

A very spacious open plan room with ceramic tile flooring and French doors opening from the breakfast area to the rear garden. The kitchen is fitted by The White Kitchen Company of Pitsford with bespoke floor and wall cabinets with polished Quartz work surfaces incorporating twin bowl ceramic sink and Bosch integrated dishwasher as well as Bosch eye level oven and microwave and built in bin drawer. There is a central Island unit with a 5 place induction hob with integrated extractor fan and wine cooler. Other appliances include a stainless steel American style fridge/freezer, glasses cupboard with coffee station and larder cupboard with internal fittings.



KITCHEN AREA



SITTING ROOM

21'5 x 15'3

Suitable for use as a family room adjacent to the kitchen, there is a three casement gable window and three casement window to the front elevation overlooking the garden. The focal point is the Nordpeis 5 kilowatt cast iron log burner with wall mounted TV over, wall and picture light points.



UTILITY ROOM

10'6 x 6'0

Also with bespoke floor and wall cabinets, stainless steel sink unit, housing for tumble dryer and washing machine and boiler cupboard for the Daikin heat pump. There is a door and window to rear elevation.

CLOAKROOM

5'8 x 5'3

With a heritage white suite of pedestal wash basin and WC, display shelf and window to rear elevation.

FIRST FLOOR

LANDING

23'8 x 3'7

Leading to a back landing and with doors to:-

MASTER BEDROOM SUITE

17'3 x 10'1

With a part vaulted ceiling and twin casement windows to the front elevation overlooking the Parish Church, there is a wall mounted TV point and doors to:-



DRESSING ROOM

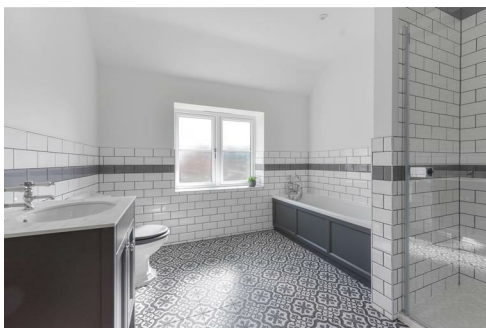
8'8 x 7'1

With two casement window overlooking the rear garden

BATHROOM EN-SUITE

9'7 x 8'8

With a white suite of panelled bath with mixer tap over, vanity wash basin with cupboards under, WC and ceramic tiled shower cubicle with glazed door. There is ceramic tiling to the floor and splash areas, vertical heated towel rail and window to rear elevation.



GUEST BEDROOM SUITE

16'0 x 13'8

Vaulted ceiling and wall mounted TV, there are two casement windows to the rear elevation and door to:-



SHOWER ROOM EN-SUITE

6'10 x 5'4

With a white suite of pedestal wash basin, WC, ceramic tiled shower cubicle, shaver socket, window to rear elevation.

BACK LANDING

14'1 x 3'6

Giving access to the end landing and a door to:-

BEDROOM FOUR

14'0 x 11'11

Another well proportioned double room with wall mounted TV point, bedside USB charging points and window to front elevation.

END LANDING

21'5 x 3'1

Containing stairs rising to the second floor with window to gable elevation, there are doors leading to:-

BEDROOM THREE

12'3 x 11'4

Another double room with wall mounted TV point, windows to front elevation and USB charging points.



SHOWER ROOM

8'7 x 6'0

With a heritage white suite of vanity wash basin with cupboards under, WC, ceramic tiled shower cubicle with rain shower head, vertical heated towel rail, wall mounted mirror with integral lighting.

SECOND FLOOR

LANDING

6'8 x 6'0

Giving access to:-

BEDROOM FIVE

13'5 x 11'9

Three casement Dormer windows to the front elevation enjoying village views and beyond to open countryside, this room has a vaulted ceiling with wall mounted TV point and an archway leading to:-

SHOWER ROOM/EN-SUITE

13'9 x 11'9

A large open plan space with a ceramic tiled shower cubicle with pivot door, vanity wash basin and WC. There is a ceramic tiled floor and Dormer window to front elevation and a further door opens to the airing cupboard housing the mains pressure cylinder.



OUTSIDE

FRONT

Approached by a tegula block paved driveway leading to parking and turning space in front of the attached double garage. The front garden is largely laid to lawn and bounded by an established stone wall, inside of which there is a newly planted Red Robin hedge. A pedestrian gate also leads to the street.



DOUBLE GARAGE

19'10 x 18'1

Approached through a double electrically operated up and over door and with light and power connection as well as a personal door leading to the rear garden.

REAR GARDEN

Approached by an Indian stone terrace where there is external water point and power points. The garden is largely laid to lawn facing in a southerly direction and bounded by close boarded fencing. There is a timber garden shed and an open sided lodge with integral lockable wine store.

SERVICES

Mains drainage, water and electricity are connected. Central heating is through a Daikin air source heat pump with underfloor heating to the ground floor and radiators to the upper floors. There is a mechanical heat ventilation system, a mains pressure hot water cylinder, category 6 wiring and coaxial TV and data points.

LOCAL AMENITIES

Within the village of East Haddon there is a Village Hall and the Red Lion Public House/Restaurant. Villagers have access to a range of sporting and recreational facilities through the Playing Field Association, the Village Hall and the East Haddon Players. There is the East Haddon CE Primary School situated in Church Lane and secondary education is at Guilsborough School approximately three miles distant. There are bus services to Northampton town centre. The village is well placed for access to Spratton Hall and Maidwell Hall Prep schools and public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough.

HOW TO GET THERE

From Northampton proceed in a north westerly direction along the A428 Harlestone road leaving the town through Duston and passing through Harlestone Firs and the village of Lower Harlestone. Continue straight on into open countryside passing Althorpe Park on your left hand side. After a further two miles there is a crossroads with a right hand turning signposted to East Haddon. Proceed into the village along Church Lane which joins to Main Street and bear left with the Church on the right hand side. Rose Cottage stands on the left hand side.

LOCATION

The property stands in the heart of the high premium village of East Haddon seven miles to the north west of Northampton and opposite the historic Grade I listed Parish Church and approximately 200 yards walk from the highly regarded Red Lion Public House/Restaurant.

COUNCIL TAX

Daventry District Council - Band F

DOIRG11092023/9704



Not to scale. For illustrative purposes only