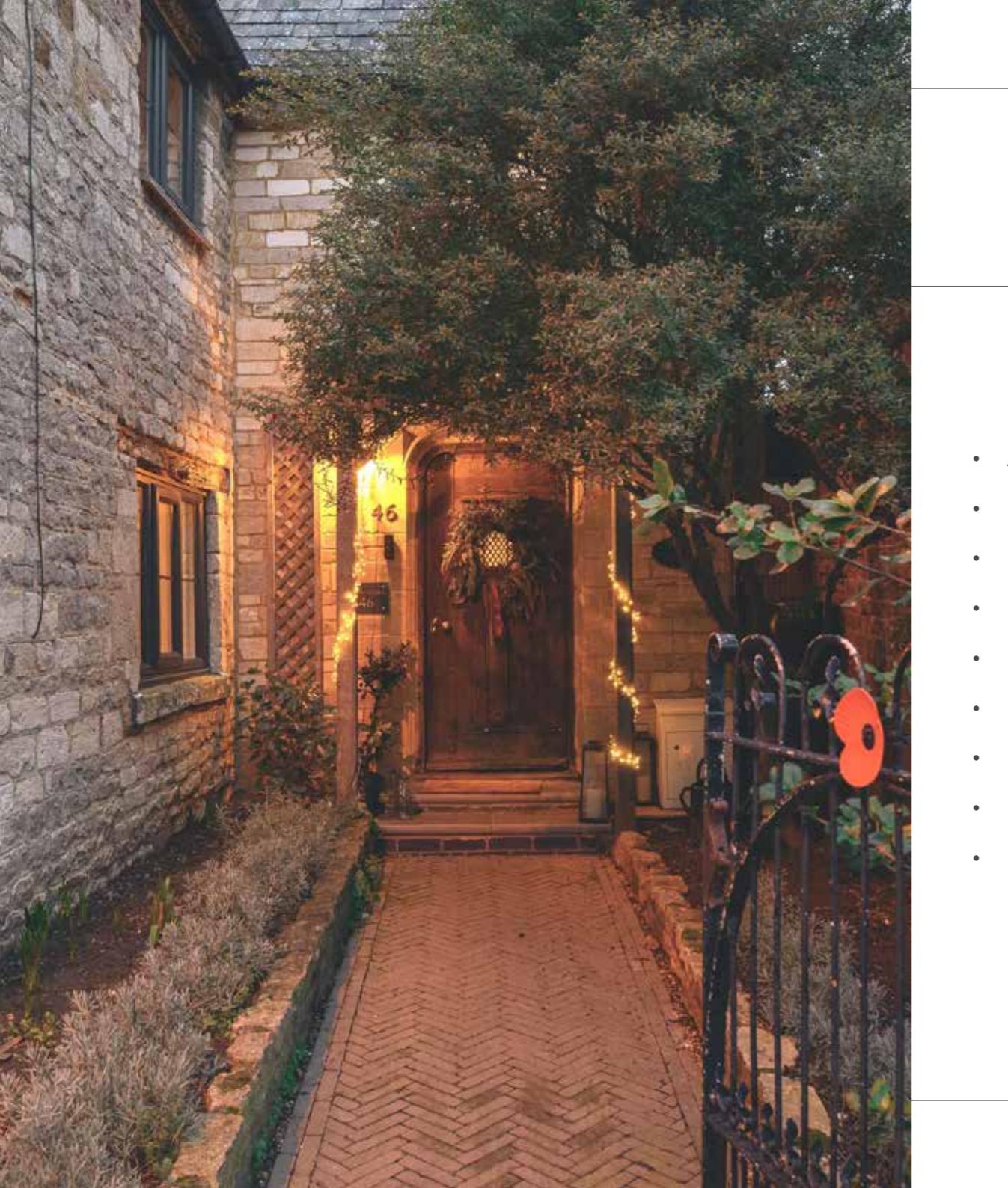




Crown Cottage
46 High Street | Gretton | Northamptonshire | NN17

 FINE & COUNTRY



KEY FEATURES

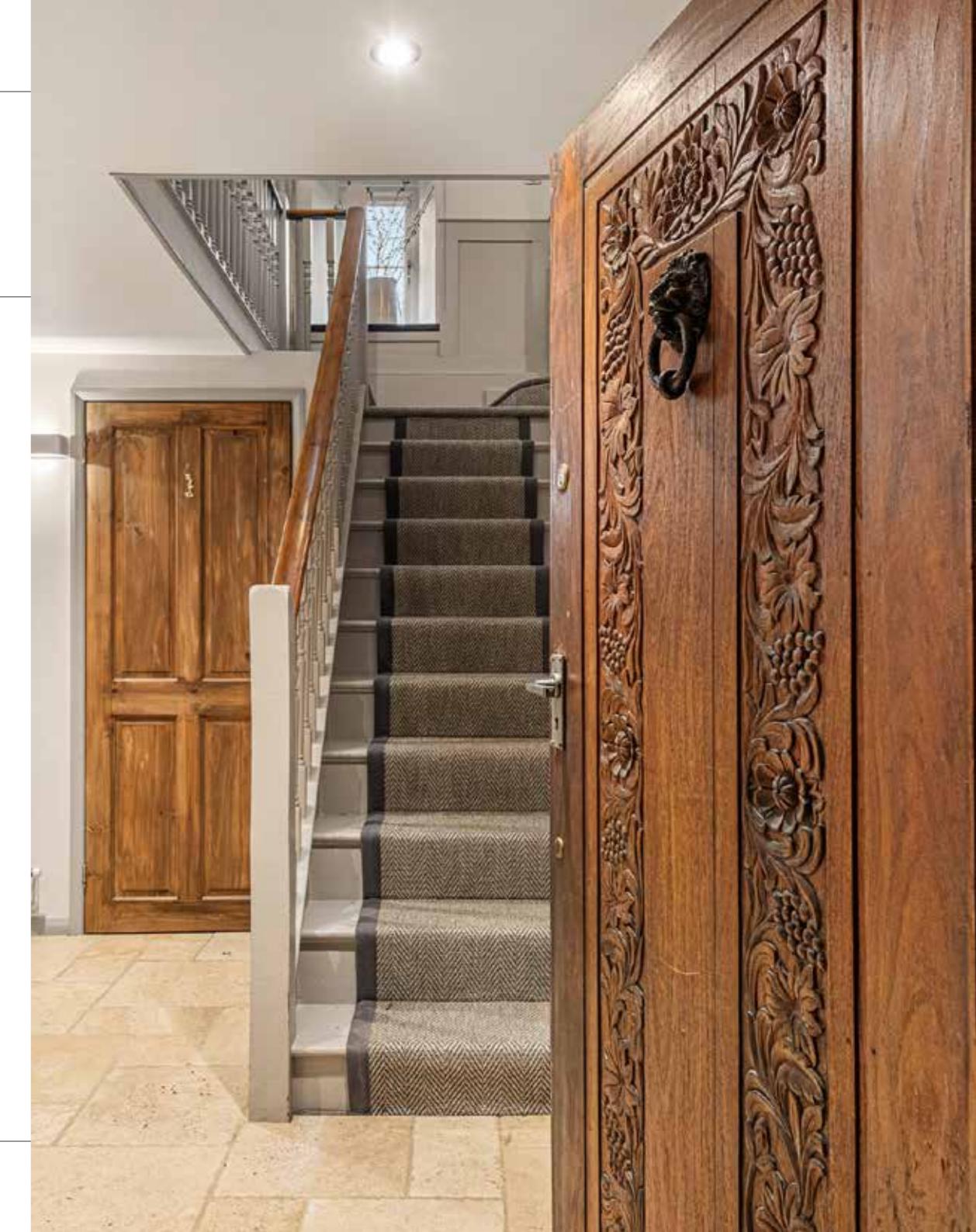
- A Period Non-Listed Extended Village Home
- Beautifully Refurbished, Retaining a Wealth of Character Features
- Entrance Hall/Boot Room, Kitchen with Interlinking Dining Room and Pantry
- Reception Room, Library/Entertaining Room and Snug/TV Room
- Principal Bedroom with Dressing Room and En Suite
- Further Three Bedrooms and a Family Bathroom
- Landscaped Tiered Garden with Lawn and Patio Terraces
- Double Garage and Off-Road Parking for Two Cars
- Total Accommodation Extends to 2384 Sq.Ft.

CROWN COTTAGE

Crown Cottage is a refined period residence which has been comprehensively enhanced under the current ownership, with a thoughtful programme of refurbishment designed to elevate comfort, style and everyday practicality. The result is a home that feels quietly confident, where traditional character sits naturally alongside a clean, contemporary finish. From the moment you step inside, there is a sense of quality and calm, with professional decoration throughout and improvements selected not only for visual impact, but for lasting appeal.

The story of Crown Cottage is an important part of its appeal. The earliest title deed dates to 1741, and the property is understood to have served as a travelling inn until 1939. Unusually, the house also comes with original documentation and deeds tracing every owner, all of which will remain with the property. It is a rare archive and gives a real sense that life here is about custodianship as much as ownership, a genuine privilege to be part of its continuing history.

From the street, the house gives little away, yet beyond the front door the accommodation unfolds with real depth and privacy, creating the feeling of being in a different world. That sense of retreat is enhanced further by the way the house sits within its plot, with a practical rear approach to the double garage which supports day to day life brilliantly, particularly for those with busy routines, family visiting, or simply the desire to come and go with ease.



Inside, the layout is both versatile and inviting. The ground floor offers three well proportioned reception rooms alongside a generous kitchen dining room, allowing the house to adapt to different occasions and moods. Each reception space has its own character. The library is a natural retreat for quieter moments, used for reading and music and anchored by the warmth of a fire, creating a room that invites you to slow down. The sitting room provides a more formal yet welcoming setting, enhanced by bespoke shutters which bring privacy and comfort while retaining a pleasing connection to village life beyond the window. The snug is ideal for more informal gatherings, a room for switching off, settling in, and enjoying film nights or relaxed evenings.







At the heart of the home sits the kitchen dining room, a key focus of the refurbishment and a space that beautifully balances contemporary design with the charm of a period house. The aesthetic is clean and considered, with crisp lines and integrated elements that maintain a streamlined feel. Practicality has been designed in, too, from the inclusion of a wine cooler to thoughtful storage solutions that help keep everyday clutter out of sight, such as a discreet hot drinks station. It is a room that works as well for family life as it does for entertaining, encouraging everyone to gather, cook, talk and linger.

Beyond the visual upgrades, the owners have also made improvements that transform daily living. One of the best additions has been the creation of an entrance hall and boot room area, designed specifically to work hard for a household, with well planned hanging space and somewhere to organise coats, shoes and outdoor kit. It is the kind of enhancement that immediately elevates the experience of the house, keeping the main living spaces calm and uncluttered, and making arrivals and departures feel effortless (and less muddy!).

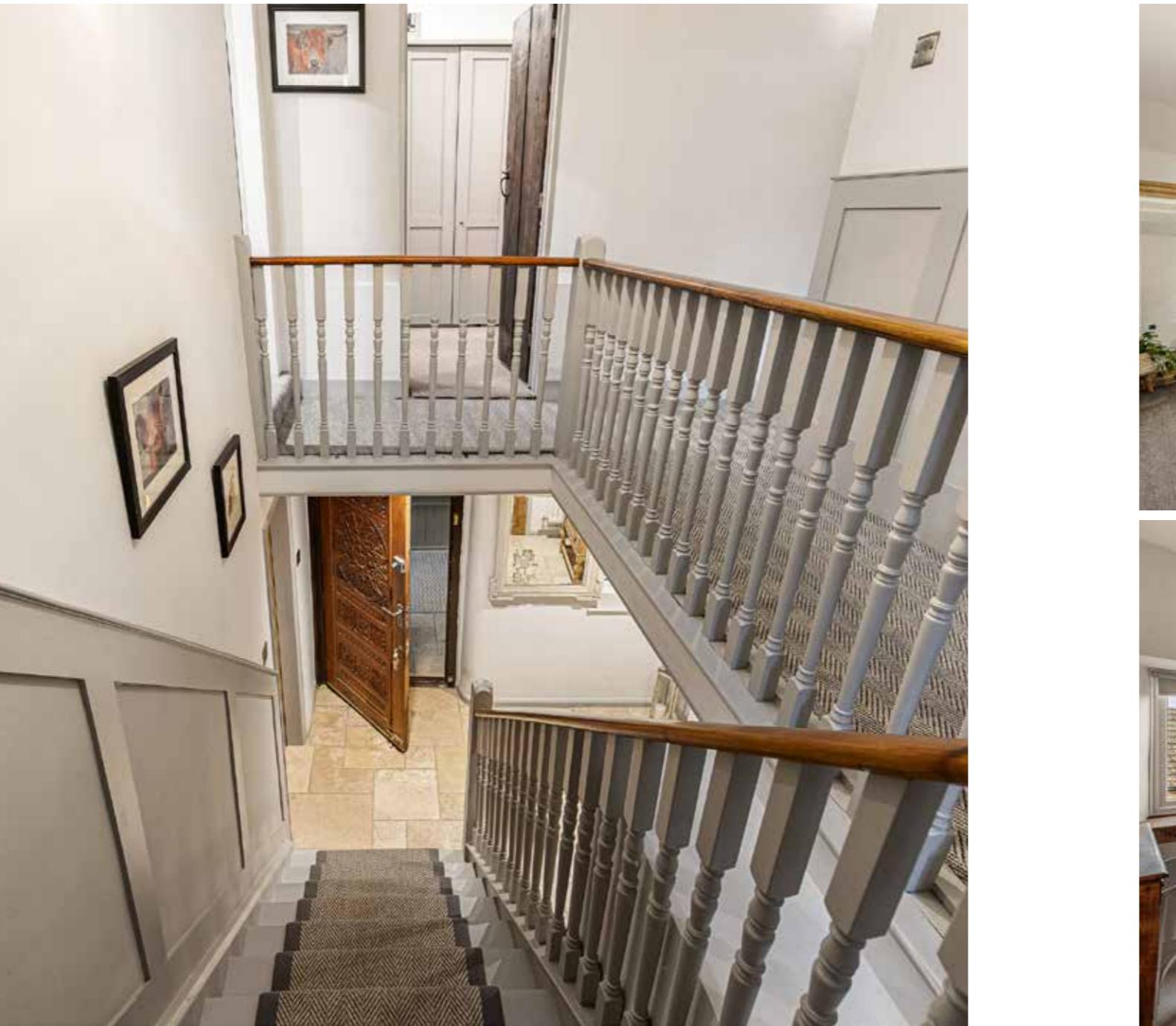
The connection between inside and outside has been carefully strengthened as part of the overall approach. Wide doors open from the main living areas to the landscaped terrace gardens, creating an easy indoor outdoor flow which comes into its own through the warmer months. The terrace is positioned to feel like an extension of the kitchen dining room, ideal for casual meals and relaxed hosting, while a further patio area provides an additional setting, with a gazebo offering shelter for alfresco dining or evening drinks. The outside space has been comprehensively redesigned to make it more usable and more secluded, enhancing the sense that this is a home where you can properly switch off.





Upstairs, the accommodation continues the theme of comfort and refinement. Four bedrooms provide flexibility for families, guests, or home working. The principal suite is especially appealing, with its own dressing room and en suite, creating a private space that feels restful and well considered. A family bathroom serves the remaining bedrooms.

Practical features have not been overlooked. The property is served by gas heating, and the atmosphere is further enhanced by two log burners, adding warmth and character in the cooler months. The home has also benefited from careful ongoing maintenance, including works where required, reflecting a responsible approach to preserving a period property properly.









The double garage provides excellent additional flexibility, with electricity and useful overhead storage accessed via pull down loft style stairs, creating a mezzanine area for keeping seasonal items and larger belongings neatly tucked away. Generous in scale, it lends itself not only to secure parking, but also to workshop storage, hobbies, or a more creative use of space, depending on needs. There is additional street parking to the front, offering convenience for visitors and everyday life.

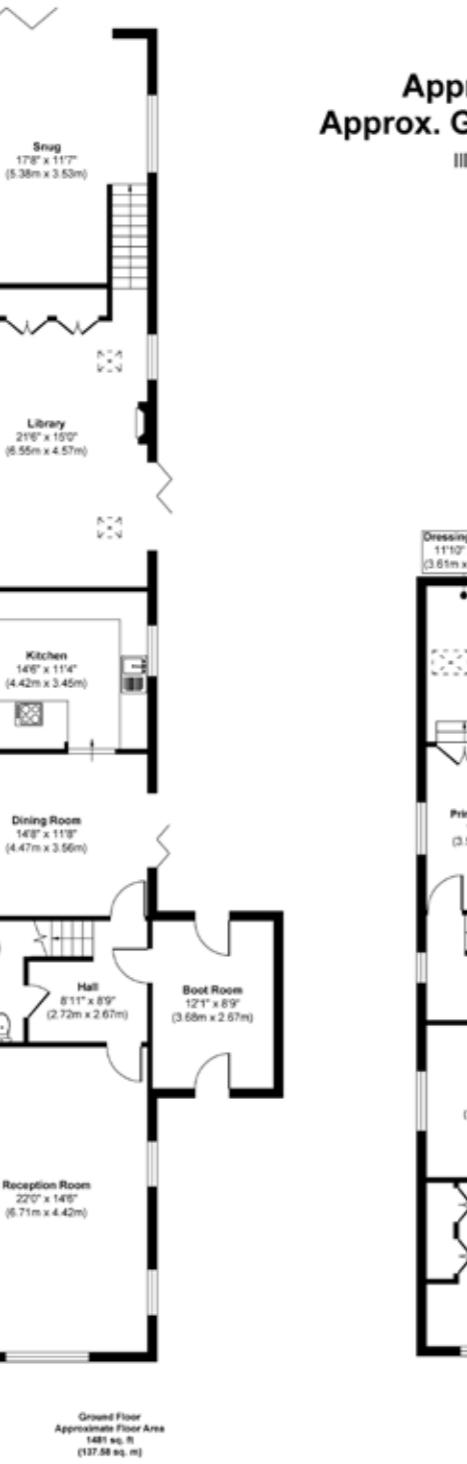
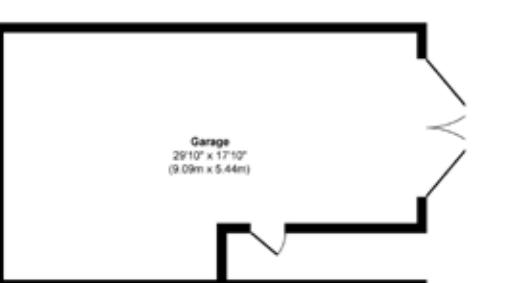
Set within the historic village of Gretton, Crown Cottage enjoys a setting known for traditional homes, countryside views over the Welland Valley, and a community that feels active and connected. The village offers a strong range of amenities, including a village hall, sports club, medical surgery and coffee shop, alongside an established sense of village spirit. Schooling options are also well

regarded, with a good local primary and strong secondary choices within easy reach, as well as a respected selection of independent schools in neighbouring towns.

For commuters, the location benefits from excellent transport links, including convenient road access and rail services from nearby Corby, less than half an hour away, offering easy travel to a wide range of destinations.

Offered with no onward chain, Crown Cottage presents a rare opportunity to acquire a home of genuine character, upgraded with care and taste, and positioned within a village setting that combines community, convenience and countryside appeal. Yet it is the combination of its lived-in warmth and its preserved history that makes it truly special.





**Approx. Gross Internal Floor Area 2384 sq. ft / 221.47 sq. m
Approx. Gross Internal Outbuilding Floor Area 473 sq. ft / 43.94 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



LOCAL AUTHORITY: North Northamptonshire Council

SERVICES: Mains Electricity, Water, Drainage and Gas Central Heating

TENURE: Freehold

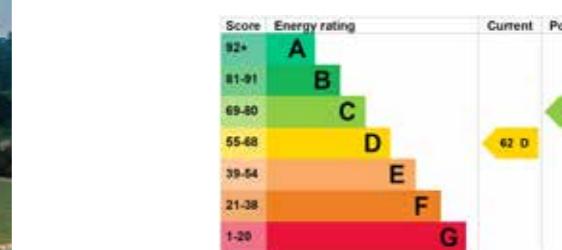
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