



The Old Queens Head, 72 High Street, Flore,
Northamptonshire, NN7 4LW

HOWKINS &
HARRISON

The Old Queens Head, Flore, Northamptonshire, NN11 4LW

Guide Price: £560,000

A well presented charming stone and thatched detached cottage which is believed to date back to the mid 1700's. The Old Queens Head is located in this highly desirable village and offers spacious accommodation across three floors. To the ground floor the property benefits from a good sized garden room which enjoys views over the enclosed south facing garden. There are three reception rooms with the dining room featuring a charming inglenook, this room was originally the ale room for the local farmers. Four bedrooms and a family bathroom are located over the first and second floors. Outside this cottage enjoys a well-stocked garden, a double garage which is currently used a workshop and store plus gated parking space.

Features

- Grade II listed stone and thatched cottage
- Beautiful period features
- Three reception rooms
- Kitchen/breakfast room with hand-built cabinets
- Lovely garden room
- Four double bedrooms
- Family bathroom and WC
- South facing garden
- Double garage and parking
- Sought after village location



Location

Flore is a village and civil parish in the Daventry district of the county of Northamptonshire. Within the village there is a Post Office, Newsagents and general stores, village hall, recreation ground and public house. There are bus services to Northampton and Daventry. Also within the village is the Church of England Primary School with secondary education at Campion School in Bugbrooke. The village is well placed for access to the M1 junction 16 approximately two miles away and the A5 at nearby Weedon one mile away.



Ground Floor

Entrance leads to the vestibule which provides access to the dining room with the attractive inglenook and window seat, latch doors lead to the sitting room, kitchen/breakfast room and cellar which has usable space for storage and washroom facilities. The sitting room has an open fire and dual aspect views, from here a door gives access to the family room/study where French doors open to the south facing garden. There is a cloakroom of this room. The kitchen/breakfast room has a range of hand-built cabinets, an aga with two ovens, gas hob and built in electric oven. A butler sink with chrome mixer taps and a recently installed Quooker boiling tap. The kitchen enjoys front and rear views and has a door providing access to the garden room.

First Floor

There are two double bedrooms to this floor and the family bathroom. The bedrooms both have fitted storage and overlook the garden.

Second Floor

The stairs open to the third bedroom which has built in storage and a door to the fourth bedroom.

High Street, Flore, Northampton, NN7

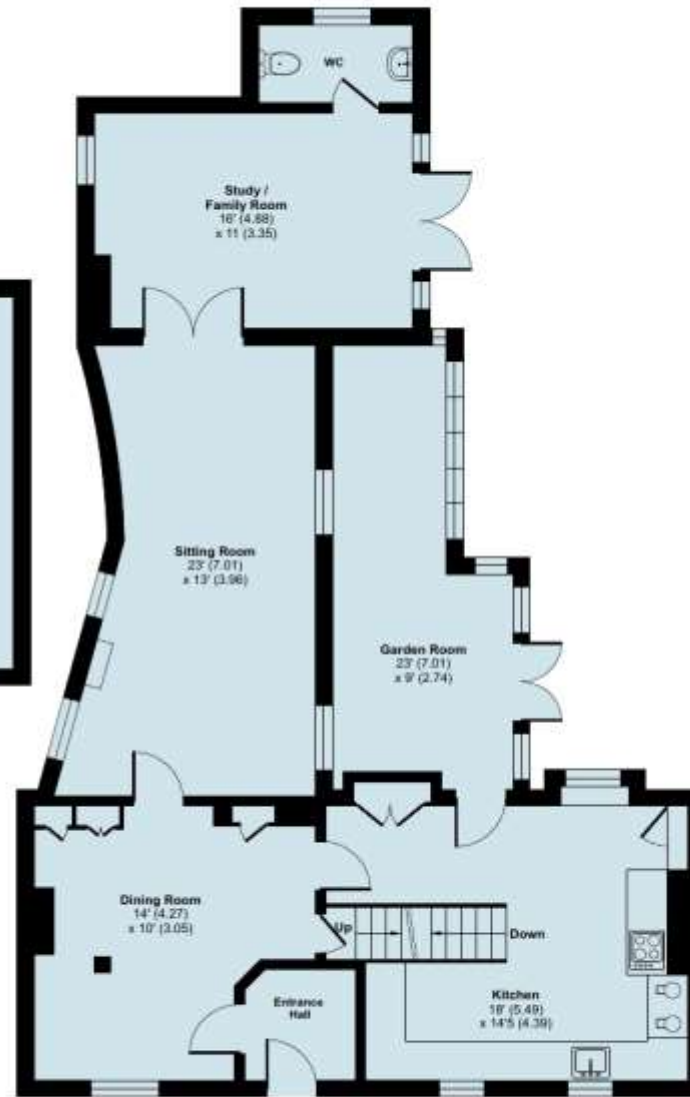
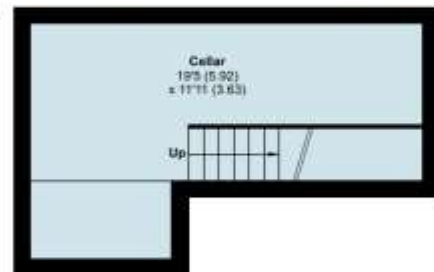
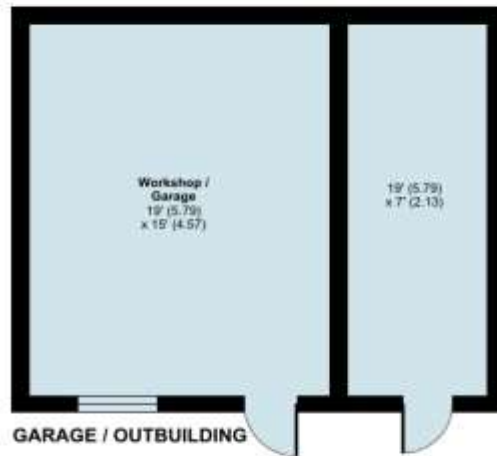
Approximate Area = 2147 sq ft / 199.4 sq m

Garage = 285 sq ft / 26.4 sq m

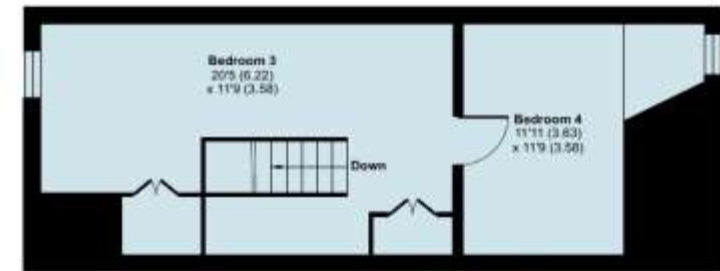
Outbuilding = 133 sq ft / 12.3 sq m

Total = 2565 sq ft / 238.1 sq m

For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Howkins & Harrison, REF: 1100192.



Outside

The enclosed garden has a southerly aspect and is well-stocked with a range of plants and shrubs. A paved terrace and pathway which leads to a timber summer house which looks back to the cottage and is a charming place to relax. There is off road beyond double gates and a workshop/double garage currently split into two separate sections.

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Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01327 316880

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

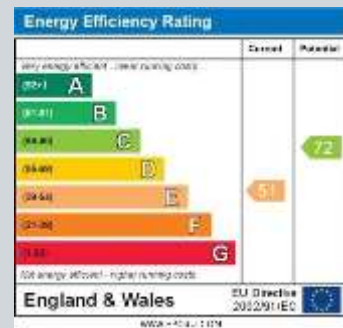
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council

Tel:0300-126700

Council Tax Band- F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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