



Barleymow, The Green, Everdon, Northamptonshire, NN11 3FF

HOWKINS &
HARRISON

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Guide Price: £750,000

A beautifully presented three bedroom cottage overlooking the village Green in the highly sought-after Northamptonshire village of Everdon. The property has been significantly extended by the current owners, remodelled and renovated and finished to an exceptional standard throughout. Set within an impressive plot of approximately one third of an acre, the cottage further benefits from extensive off-road parking to the rear, providing space for numerous vehicles.

Features

- Three bedrooms
- Exposed oak timbers
- Fabulous inglenook fireplace
- Extended kitchen/breakfast room with bifold doors to the rear
- Log burners and Victorian style radiators
- Approximately 1/3 acre plot
- Workshop/outbuilding
- Modernised throughout
- Principal bedroom with en-suite and dressing room
- Guest bedroom with en-suite
- EPC Rating - C



Location

Everdon is a popular and picturesque village nestled in the rolling countryside of South Northamptonshire. It offers easy access to the nearby market town of Daventry, the county town of Northampton, and Banbury. Milton Keynes, reached via the A5, provides an excellent fast mainline train service to London Euston in approximately 35 minutes.

The area is surrounded by natural beauty, including Everdon Stubbs, a Woodland Trust-managed ancient woodland famed for its bluebells, as well as Mantles Heath and Badby Woods.

The village itself boasts a traditional public house, a historic parish church, and a well-regarded outdoor learning and field centre. Regular buses serve the local primary school in the neighbouring village of Badby, and there is a wide selection of independent schools within easy reach.

Nearby Daventry and Towcester provide excellent local shopping and amenities, while the area retains a strong sense of rural peace and community.



Ground Floor

An oak front door opens to an attractive flagstone hall which extends through to a spacious utility/boot room (formerly the kitchen) fitted with bespoke cupboards and shelving. There is space and plumbing for a washing machine and tumble dryer, granite surfaces and Belfast sink along with a stable door which provides access to the rear. Further doors lead to the kitchen and the cloakroom fitted with a WC, grey vanity unit with wash hand basin, attractive Fired Earth tiling and mirror over along with a heated towel ladder.

The sitting room overlooks the front aspect and features exposed oak timbers to the walls and ceiling which complement the oak flooring and a contemporary log burner inset into an impressive inglenook fireplace with lighting inset and flagstone hearth. Accessed from the sitting room, the dining room/bedroom three overlooks the front aspect and is fitted with lovely oak flooring, exposed timbers and a multi fuel fireplace with flagstone hearth.

The impressive kitchen/breakfast room is accessed from the sitting room and utility room and features three A-frame beams to a vaulted ceiling. There is a sliding door which provides access to a large walk-in pantry fitted with shelving and cupboards and drawers with granite work surface over. Flagstone flooring extends throughout. The kitchen is fitted with modern navy shaker style kitchen cabinets and drawers with granite work surface over and a large breakfast bar island unit with fitted dishwasher, sink, wine chiller, integrated bins, drawers, pan drawers, cupboards and electric oven. The dining area features a contemporary log burner and bi-fold doors which open to the rear.



First Floor

A galleried split-level landing has stairs rising to the second floor, a useful understairs storage cupboard and a door leading to a re-modelled and updated principal bedroom with shaker style wardrobes and shelves to one wall and a dressing area with complimenting fitted furniture. The spacious en-suite fitted to a high standard with shower enclosure fitted with a rainforest style shower and separate handheld shower, heated towel ladder, contemporary free-standing bath with mixer tap and handheld shower over and stylish navy blue vanity unit with wash basin inset and mirror over all fitted with brushed gold fixtures.

Second Floor

A spacious landing has an oak door leading to bedroom two with bespoke shelving and fitted wardrobes and Velux windows. A sliding oak door with iron handle provides access to a spacious en-suite fitted to high standard with deco style vinyl floor tiles, fully tiled shower enclosure with rainforest showerhead over. There is a navy blue shaker style vanity unit with wash and basin and mirror over, WC conservation window and Victorian style heated towel ladder.

Outside

The rear garden and parking is accessed behind the neighbouring cottage via electric double sliding gates which open to a resin drive which provides parking for numerous vehicles in front of an outbuilding, some of which is currently being used as a workshop. This building would make an ideal home office, games room or gym. The rear is enclosed by a combination of close board fencing, brick-built walls and low-level beech hedging. There are raised sleeper beds and a log store. The garden is mainly laid to lawn with vegetable beds and a summer house at the rear in front of a little brook.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

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

Fixtures and Fittings

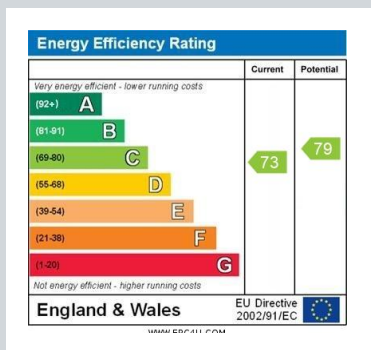
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – E



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

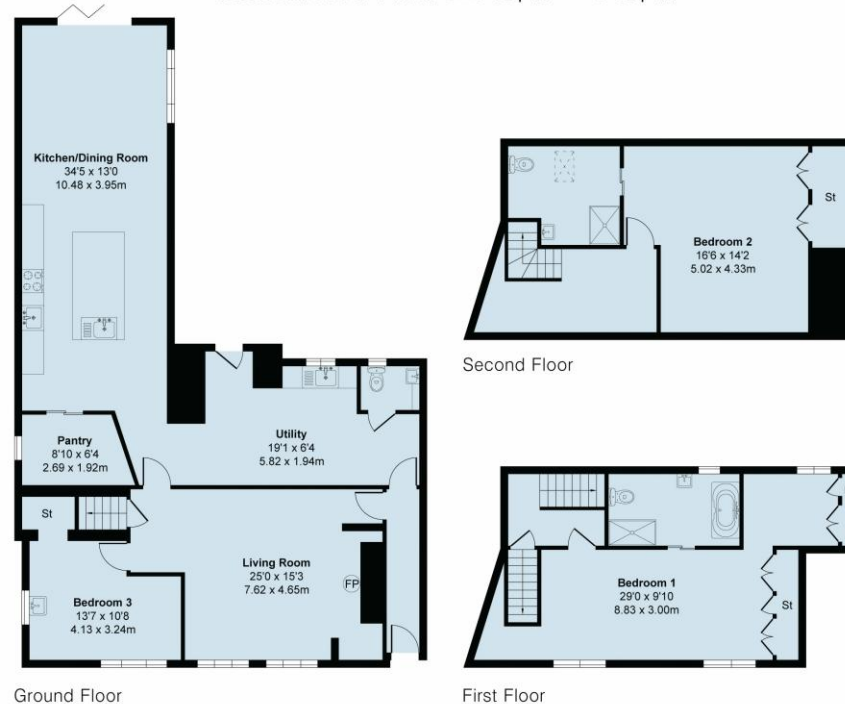
Telephone 01327 316800
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Approximate Gross Internal Area 2327 sq ft - 216 sq m

Ground Floor Area 1324 sq ft – 123 sq m

First Floor Area 483 sq ft – 45 sq m

Second Floor Area 520 sq ft – 48 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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