

# Bartram & Co



20 High Street

Paulerspury, Paulerspury, NN12 7NA

Asking Price £479,950 - Freehold



Council Tax Band: C Service Charge: x Ground Rent: x

## 20 High Street

Paulerspury, Paulerspury, NN12 7NA

A pretty semi-detached stone cottage standing on a corner plot in this highly sought after village. The cottage has been extended and improved to provide four bedroom accommodation together with a sitting room with a cast iron log burner, a 22ft garden/family room and a 23ft kitchen/dining room featuring a range of hand-made oak units and integrated appliances. Outside are delightful landscaped gardens containing an array of mature shaped flower and shrub borders, lawns and terraces. There is a brick built garden store and a longer than average detached garage.

### ACCOMMODATION:

Hallway, Sitting Room, Kitchen/Dining Room, Inner Hall, Family Room, Bathroom, Landing, Four Bedrooms, Cloakroom. Outside, Garage & Brick Garden Store.

### ENTRANCE HALL:

12'4" x 4'2" (3.77 x 1.29 )

Entered through a solid oak front door with a square fanlight, the floor is fully tiled and there is a multi paned window to the side elevation. Latch doors lead to the kitchen and:

### LOUNGE:

17'6" x 15'1" (5.34 x 4.60)

Featuring an exposed stone wall and chimney breast with a Bressumer beam, a stone hearth and a fitted 'Clearview' log burning stove. There are recesses either side of the chimney breast with a wall light point in each, two multi paned windows to the front elevation, a double radiator, a TV point, exposed ceiling timbers and two further wall lights. Multi-paned double leaf doors lead to:

### KITCHEN/DINING ROOM:

22'1" x 10'11" (6.74 x 3.35)

Fitted in a range of bespoke oak base and eye level cabinets incorporating a single bowl enamel sink unit with a mixer tap over and shelved vegetable baskets below. There is an oak drainer to one side, work surface and cupboards either side of the sink housing a fitted washing machine and dishwasher. Opposite is an inset four place ceramic hob with an electric oven below and leaded eye level cupboards, a refrigerator and an exposed stone wall, a single radiator and a multi-paned window to the side elevation. The floor is fully tiled, there is a painted brick wall and a latch door to the inner hall and staircase.

### FAMILY/GARDEN ROOM:

22'0" x 9'7" (6.73 x 2.93)

An extension to the original house, this room has solid oak floorboards, four double radiators, four wall light points and multi-paned windows to the front and rear elevations. Two sets of double leaf doors lead to the rear garden.

### BATHROOM:

10'11" x 5'7" (3.35 x 1.72)

Fitted in a white suite of a panelled bath with a height adjustable shower over and side screen, an inset wash hand basin with vanity areas either side, a low level WC and a bidet. The walls and floor are fully tiled and there is a chrome radiator, recessed ceiling lights, a shelved storage cupboard and recess and a multi-paned window to the side elevation.

### LANDING:

With latch doors to all bedrooms and the cloakroom, there are ceiling and wall timbers and an arch to:





#### **BEDROOM ONE:**

13'3" x 10'7" (4.04 x 3.23)

A dual aspect room with multi-paned windows to the side and rear elevations, a part pitched ceiling, a single radiator and two wall light points.

#### **BEDROOM TWO:**

11'11" x 8'2" (3.64 x 2.50)

Providing hand-made ash wardrobes either side of the chimney breast with a central vanity shelf. There is a single radiator and a multi-paned window to the front elevation.



#### **BEDROOM THREE:**

9'3" x 8'2" (2.84 x 2.49)

Heated by a single radiator this room has a part pitched ceiling, a multi-paned window to the side elevation and an access hatch to a loft area via a retractable loft ladder.

#### **BEDROOM FOUR:**

11'3" x 8'2" (3.44 x 2.51)

Again with a built in double wardrobe and the airing cupboard housing a gas fired combination boiler serving the radiator central heating and domestic hot water. A Multi-paned window overlooks the rear garden and there is a single radiator.



#### **W.C.:**

Providing a white suite of a low level WC and wall mounted wash hand basin. The walls are fully tiled and there is an extractor fan.

#### **OUTSIDE FRONT**

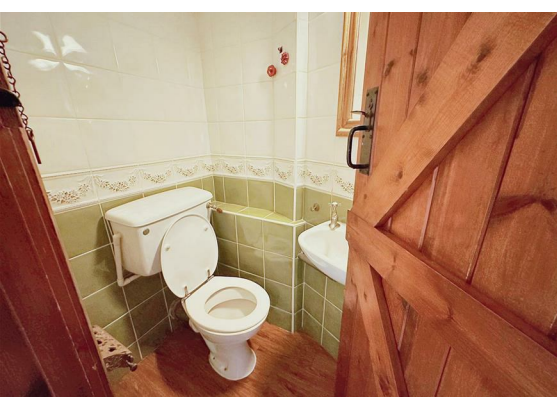
The front garden is lawned with deep flower and shrub borders, bounded by a low stone wall and hedges to the front and side. A pathway leads to the front door and a gated side access.

#### **REAR GARDEN:**

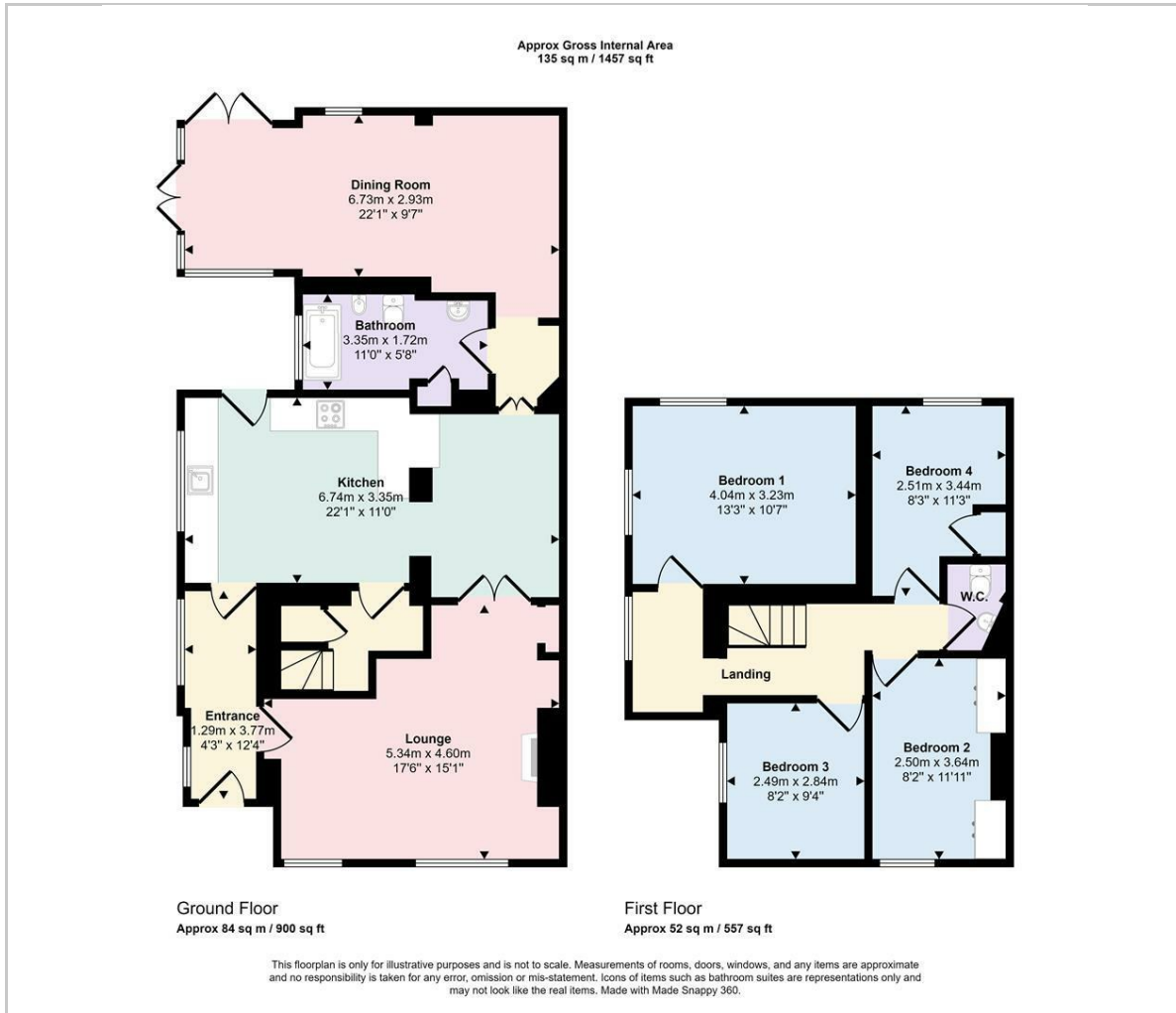
Delightfully landscaped with an abundance of colourful flowers and shrubs in shaped boundaries and a central flower bed. The garden is bounded by stone wall and provides a patio area immediately behind the cottage, a brick built garden store, a timber framed greenhouse and a 'stepping stone' path to the garage.

#### **GARAGE:**

With an up and over door, this is an oversized garage with space for a car and workshop area. There are light and power points and a door to the rear garden.



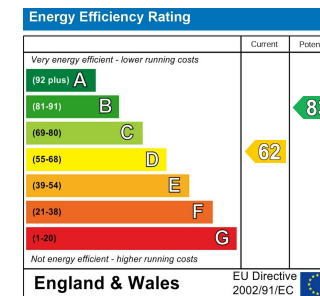
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Town Hall, 86 Watling Street East, Towcester, Northamptonshire, NN12 6BS  
Tel: 01327 359164 Email: towcestersales@bartramandco.co.uk <https://www.bartramandco.co.uk>