

# Bartram & Co



20 High Street

Paulerspury, Paulerspury, NN12 7NA

Asking Price £475,000 - 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.

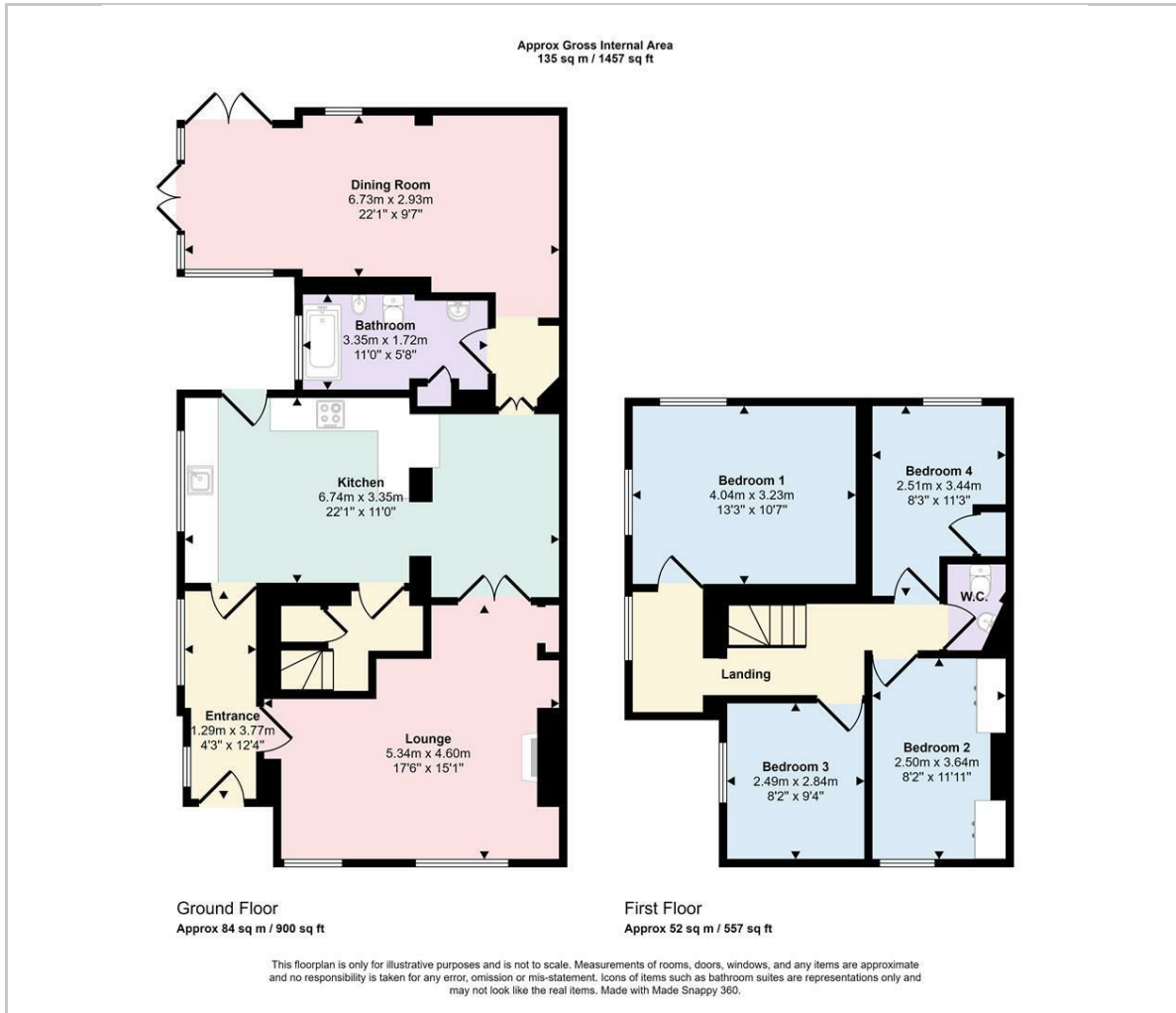
#### **GARAGE:**

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



## Viewing

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

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## Area Map



## Energy Efficiency Graph

