



5 STOKE HILL  
OUNDLE | NORTHAMPTONSHIRE

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS



5 STOKE HILL | OUNDLE | PE8 4BH

A charming and unique stone house, with delightful, walled, south-facing garden, partially refurbished and ready for an owner to put their own stamp upon it.

Hall | Living Room | Dining Kitchen | Garden Room | Cellar

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Two Stairs | Landing | Principal Bedroom | Guest Bedroom Suite | Third Bedroom | Bathroom

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Front Garden | South-facing Rear Garden



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12 Market Place, Oundle, PE8 4BQ

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## The Property

This attractive stone house is thought to date from the mid 1600's and is Listed Grade II. The property is built of local limestone and set beneath a Collyweston slate roof. A 19th Century addition is set to the front of the house. A program of refurbishment has taken place, but the house is in need of finishing, which gives a discerning buyer an opportunity to complete the property to their own taste.

The accommodation is set over two floors, with sizeable rooms offering versatility in their use. The front door opens to a lengthy hall, with tiled floor, which leads to the semi-subterranean cellar, at one end. This room has a barrelled ceiling and has recently been an atmospheric dining room or could make a fantastic wine cellar. The dining room has plenty of character with a stone floor, central spine beam and an inglenook with inset, gas-fired range cooker. A useful pantry is set to the side. A basic range of kitchen cupboards and a sink, are set into the rear extension, which has a door opening to the garden and another leading into the sun room.

The main living room is a wonderful size and has a central fireplace as a focal point, which houses a wood burning stove. A door opens to the stairs and double doors open to the oak-framed garden room, which has a door to the rear.

There are two sets of stairs to the first floor. The semi-elliptical stairs from the kitchen, rise to a comfortable double bedroom, which has a window to the rear. A door leads to the ensuite shower room / WC, which needs completing. A second, elegant staircase leads from the living room, to a landing serving the superb principal bedroom, which enjoys a dual aspect and has a useful built-in cupboard. The third bedroom has a large, shuttered window to the front. A large bathroom, again needing completion, serves these bedrooms.

The house sits behind a small front garden. The rear garden is south-facing and has a variety of established shrubs providing areas of interest. There is a good-sized patio accessible from the sunroom and kitchen. Beyond the lawn there is a second patio that captures the evening sun. There is a useful store attached to the house. There is documented access, both pedestrian and vehicle, over the neighbouring property to the rear garden of number 5. Currently there is a pedestrian gate into the garden but no access for a car.

## Location

Stoke Hill is set close to the Catholic Church to the west of the centre of the town. The house is the second last on the left, before the meadows and the ancient, stone, Warren bridge. The Market Place is within walking distance and so is the open countryside, with footpaths to the neighbouring villages.

## Services

All mains services connected, Electric heating & gas fired range.

## Council Tax

Band E

## EPC

Listed Grade II

## Tenure

Freehold, vacant possession

## Viewings

A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 [info@woodfordandco.com](mailto:info@woodfordandco.com)



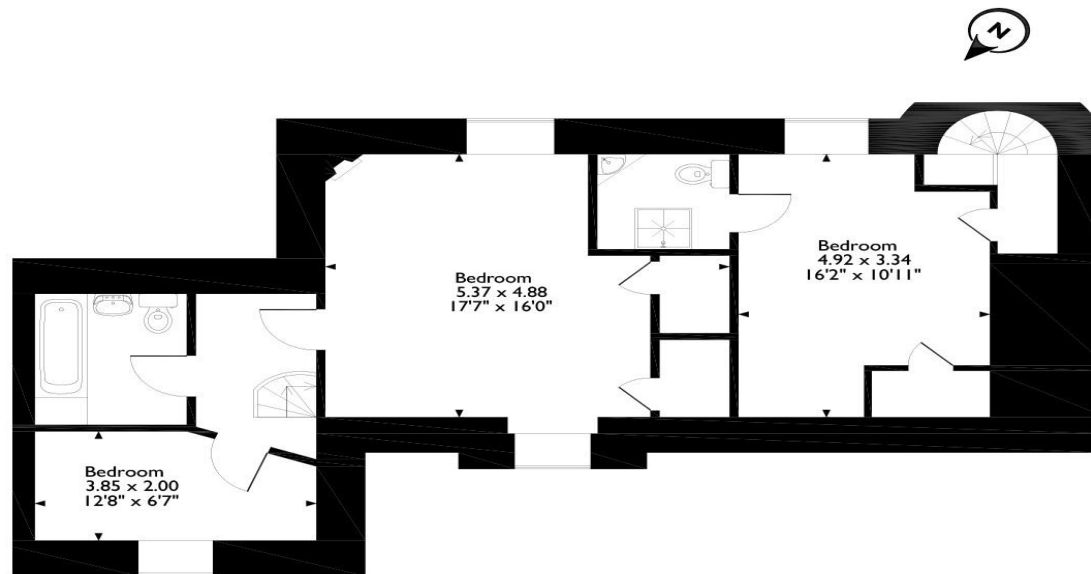




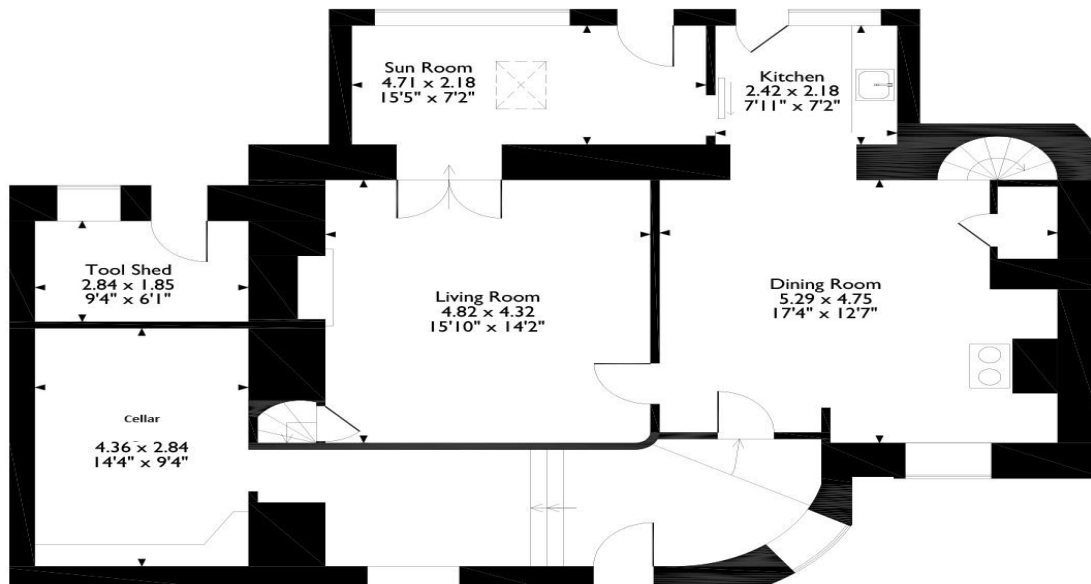








**First Floor**



**Ground Floor**

Total Approx Gross Internal Floor Area = 172 Sq/m - 1853 Sq/ft

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