



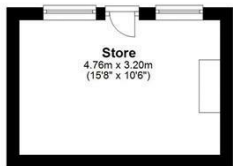
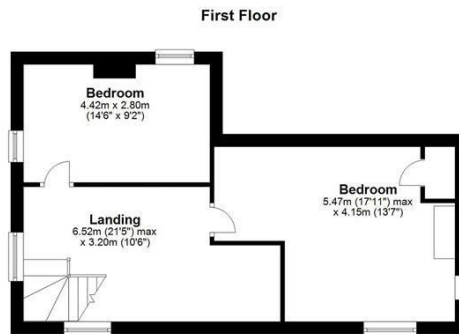
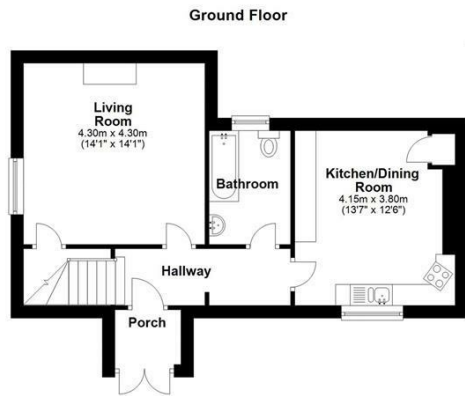
**THE COTTAGE MAIN STREET**  
PILTON, PE8 5SN

**£400,000**  
**FREEHOLD**

A traditional stone and brick cottage, in need of some improvement, offering characterful accommodation, along with a useful range of outbuildings, set within a walled garden, enjoying far-reaching parkland views.

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**Total Approx Gross Internal Floor Area = 119 sq/m (1275 sq/ft)**  
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>21</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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