



35 NORTH STREET
Oundle | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

35 NORTH STREET | OUNDLE | PE8 4AL

A delightful stone cottage with comfortable and characterful accommodation,
set within a short walk of Market Place

Hall | Living Room | Dining Kitchen

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Landing | Principal Bedroom | Bedroom Three | Bathroom | Attic Bedroom Two

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Garden



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12 Market Place, Oundle, PE8 4BQ

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The Property

Constructed of local limestone, beneath a Collyweston slate roof, this delightful stone cottage dates from the late 1600s and is Listed Grade II. The property has been renovated in recent years, affording modern and convenient living, whilst retaining much of its original charm and character. A shared passageway leads off the street, down to the oak main entrance door. This opens to the beautiful dining kitchen, which offers ample space for family mealtimes or more formal occasions. The kitchen is fitted with traditional, shaker style painted furniture with hardwood work surfaces with inset Belfast sink. A range cooker stands to one side and has an extractor hood above. The dishwasher and washing machine are built in. A stable door opens to the garden.

The characterful and atmospheric living room is wonderful. The open fireplace with heavy mantle, makes a cosy focal point, with warmth being added by the rich, timber floor. A door opens to a useful understairs storage cupboard.

The first floor offers two bedrooms. The principal bedroom is a great size and has a stripped pine floor and a spine beam, giving character. The window to the front has a seat beneath. Along the landing is a well-appointed bathroom with a traditional styled suite including a roll-top bath with pillar tap and shower attachment. Beyond is the third bedroom, which offers superb, built-in storage. Stairs rise from the landing to the second bedroom, which is a comfortable, characterful double room, with exposed, heavy joinery.

Outside, the house enjoys a west-facing garden with a lower patio, a lawn and then a second patio, each set to capture the sunshine throughout the day. A shed stands to the rear.

Location

North Street is within the town's conservation area, and a stone's throw from Market Place. The schools and shops, including Waitrose, are within a short walk. Oundle offers a range of restaurants, cafes, leisure and social facilities. There is a frequent bus service to Corby or Peterborough. The city of Peterborough is only 12 miles away, and offers extensive facilities and high speed, main line rail travel to London's King's Cross, with journey times from about 46 minutes.

Services

All mains services connected.

Gas-fired central heating.

Council Tax

Band C

EPC

Exempt – Listed Grade II

Tenure

Freehold, with vacant possession

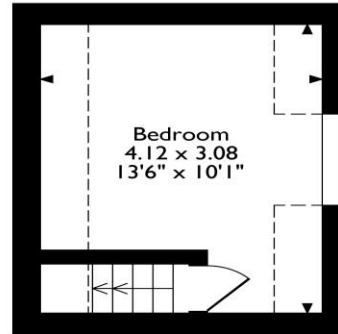
Viewings

A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com

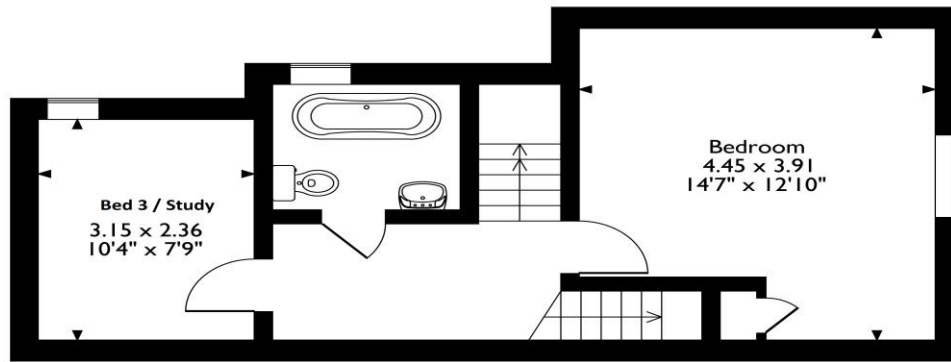




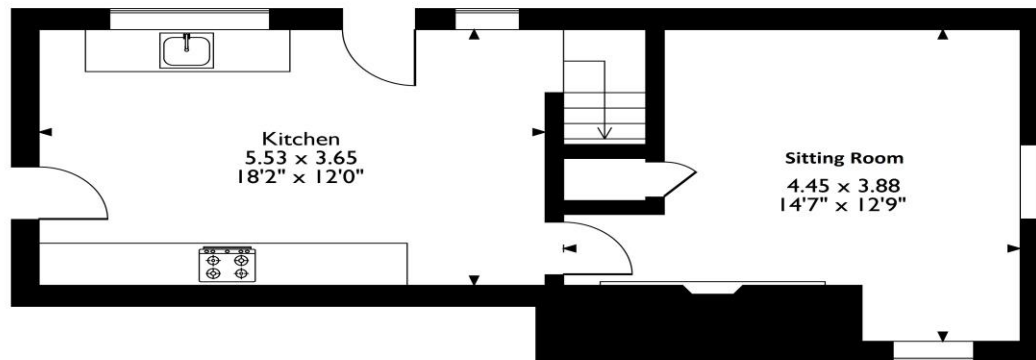




Second Floor



First Floor



Ground Floor



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Total Approx Gross Internal Floor Area = 90 Sq/m - 969 Sq/ft

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