



IVY COTTAGE

THORPE WATERVILLE | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

IVY COTTAGE | ACHURCH ROAD | THORPE WATERVILLE | NN14

An attractive stone cottage with three bedrooms, garden, stores and a garage,
set in the heart of this picturesque village.

Hall | Living Room | Dining Room | Kitchen/ Breakfast Room | Utility

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Landing | Three Double Bedrooms | Bathroom

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Front, Rear and Side Gardens | Driveway and Garage | Garden Stores



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12 Market Place, Oundle, PE8 4BQ

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The Property

This attractive stone cottage is built of local limestone and set beneath a modern, tiled roof. The house is thought to date from around 1800. It has been modernised over time and has uPVC double-glazed windows and oil-fired central heating. Having been rented for several decades, the property would now benefit from some improvements, but has the potential to become a beautiful home.

The front door opens to the hall. This provides access to the living room, which has a large window to the front garden and a wood burning stove set into the fireplace, as a focal point. The dining room is across the hall and it also has a window to the front garden. It would appear that there is a closed in fireplace behind some boarding within this room.

The utility, with sink, is a walk-through, providing access to the kitchen / breakfast room, which is fitted with a range of wall and base units with worksurfaces and a sink. There is space for the usual appliances, and an extractor hood set into the chimney breast, where there is an opening for a range-style cooker. A door leads through to the back hall, from where there is access to the side garden.

Stairs lead from the hall to the first floor landing. There is access to each of the three bedrooms and to the bathroom.

The house sits behind a gated and gravelled drive, which provides plenty of parking. To one side is the detached garage. A path runs around to side of the house where there is a mature garden. The main garden is set behind the house and has a large brick and paved patio set beside the house. Adjacent to this are two brick stores that offer useful storge. The majority of the garden is laid to lawn and enclosed by brick and stone walling to either side, and by timber fencing to the rear. There is a good degree of privacy.

Services	Council Tax	EPC	Tenure
Mains water & electricity.	Band E	Band F	Freehold, with vacant possession
Private drainage. Oil-fired central heating.			

Viewings

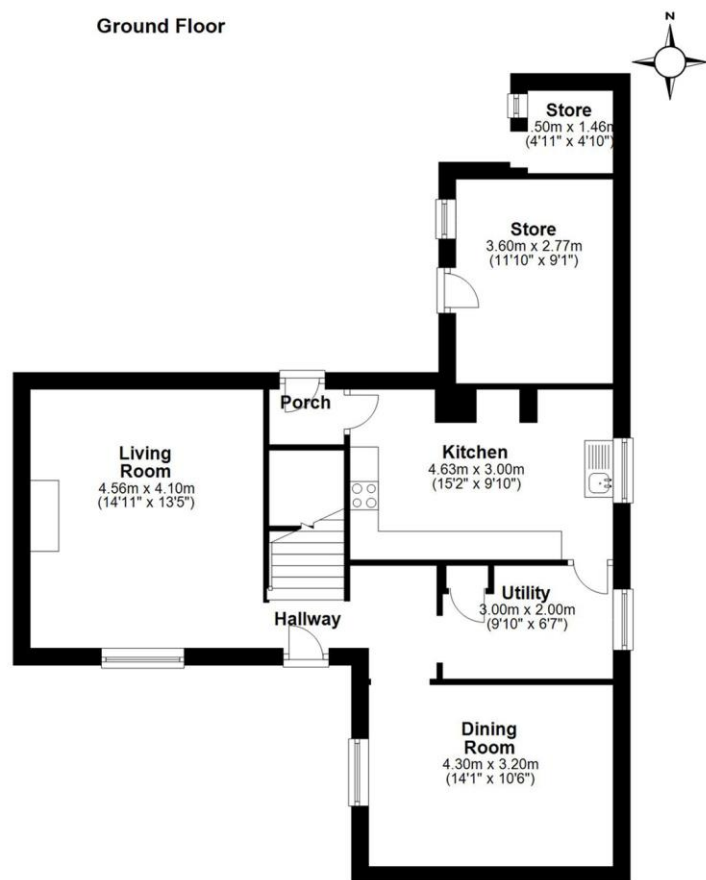
A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com







Ground Floor



First Floor



Total Approx Gross Internal Floor Area = 110 sq/m (1184 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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