



# THE COTTAGE

POLEBROOK | PE8 5LR

£375,000

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



The Cottage, Church Street, Polebrook, PE8 5LR

A delightful stone and thatch cottage with two bedrooms, a walled, south-facing garden, garage and parking, set in the heart of this picturesque village.

Hall | Kitchen | Sitting Room

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Landing | Two Double Bedrooms | Bathroom

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Garage | Parking | Store | South-facing Garden

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No Chain

### Location

The Cottage sits in Church Street, in the heart of the village. Polebrook has many character properties, a pub and a school. The village is surrounded by footpaths and bridleways, giving access to the gently rolling countryside. The historic town of Oundle lies about 2 miles away and offers a range of family run shops, businesses and restaurants set around the Market Place. A Waitrose supermarket provides grocery shopping. The town offers a good range of sports and leisure facilities. Peterborough lies about 12 miles away and offers extensive facilities, as well as main line rail services to London King's Cross, with journey times from 48 minutes.



### The Property

The Cottage is a beautiful stone dwelling, dating from the late 17th Century, and Listed Grade II. It displays many features typical of the era, with a wonderful inglenook, stone mullioned windows and a stop-chamfered spine beam. The thatched roof has been attended to in the last 18 months.



The characterful accommodation is set over two floors. The front door opens to a small hall which in turn runs through to the kitchen. This is fitted with a range of wall and base units with hardwood worksurfaces and inset Belfast sink. There is a built-in dishwasher and a fridge. The Esse range cooker is oil-fired and powers the central heating. There is ample space for table and chairs. A stable door opens to the garden.

The sitting room enjoys a dual aspect, with the mullioned front window having a seat beneath. The other window over-looks the rear garden. The inglenook, with its heavy bressummer, has an open fire.

A door opens to the stairs which wind around and up to the landing, which has lovely, exposed floorboards.



There are two double bedrooms, each with a window to the front. The bathroom is fitted with a bath with shower above, wash basin and WC.

The gravelled drive provides parking and leads on to the stone garage, which has a useful storeroom to one side.

The garden is south-facing and mainly laid to lawn, with shrub borders. A lovely stone path leads to the back door. The garden is enclosed by a stone wall and timber fencing.

### Services

Mains water, drainage and electricity. Oil-fired heating.

### Council Tax

Band

### Energy Performance Rating

Exempt – Listed Grade II.

### Tenure

Freehold -with vacant possession.

### Local Authority

North Northamptonshire Council

### Viewing

Strictly by appointment with Woodford & Co  
01832 274732.

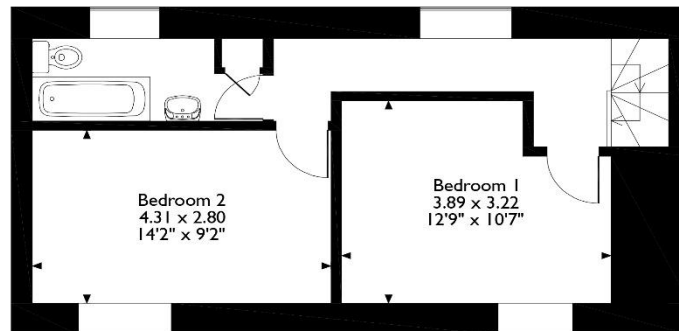
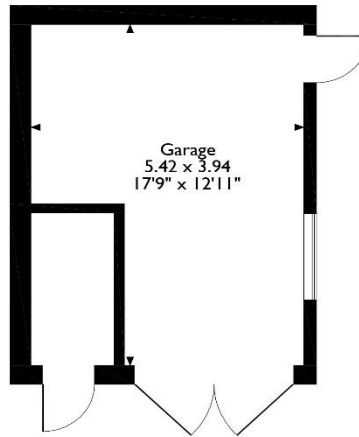
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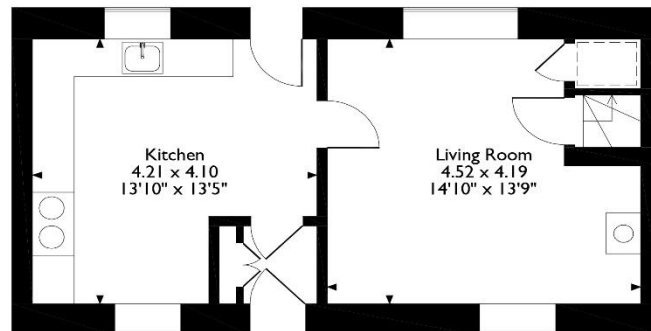
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**First Floor**



**Ground Floor**

Total Approx Gross Internal Floor Area = 97 Sq/m - 1044 Sq/ft  
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