



MILL FARM COTTAGE

OUNDLE | NORTHAMPTONSHIRE

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Mill Farm Cottage, Barnwell Road, Oundle, PE8

An attractive, detached cottage with a range of useful outbuildings, set on a plot of 0.32 acres,
and enjoying far-reaching views over the Nene valley.

Hall | Sitting Room | Snug | Kitchen | Live-in Dining / Garden Room | Utility / Cloakroom

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Landing | Principal Bedroom with En Suite Bathroom | Two Further Bedrooms | Shower /WC

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Gardens | Office | Summer House | Garages | Workshops | Secure yard



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12 Market Place, Oundle, PE8 4BQ

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Summer House

Mill Farm Cottage

Office

Garages/Workshops

The Property

This late Georgian stone cottage sits in an enviable position, enjoying far-reaching views over the countryside of the Nene valley. The house has been sympathetically improved, updated and extended, in recent years, to create a comfortable home that maximises enjoyment of its wonderful setting. Within the generous plot, are a range of outbuildings, including a stone-built home office, garages and a summer house / workshop, along with a secure yard, making a variety of uses, perhaps for a business, a possibility, subject to any necessary consents.

The house offers beautifully appointed accommodation, with some original features and sensitive but useful upgrades, including double glazed windows and central heating. The extension wraps around the house to extend the ground floor whilst affording a great view of the valley. The front door opens to a hall. There are ledged and latched doors to either side, one to the snug, the other to the main sitting room. This has an inglenook fireplace with wood burner, as a cosy focal point. The beams add to the character. The snug also has a window to the front and a gas fired stove set into the stone fireplace.

The kitchen is adjacent and is fitted with oak wall and base units with granite worksurfaces and inset Belfast sink. Integrated appliances include a fridge /freezer, dishwasher, an electric oven and gas hob, with extractor over. A Rayburn stands to the side and provides the heating and additional cooking facility. The kitchen is open to the dining cum garden room, which spans the back of the house, Large windows run the full length and glazed doors to either end provide access to the gardens, flooding the room with light and giving a view over 180 degrees. The polished, limestone floor runs the full length and into the kitchen area. The utility room / WC completes the ground floor.

The first floor is approached via stairs from the hall. The landing provides access to of the three bedrooms and to the main shower room. The principal bedroom has a well-appointed en suite with spa bath, WC and wash basin.

Mill Farm Cottage enjoys an enclosed plot of 0.32 acre. A hand gate leads through the low stone wall and a path leads to the front door. Vehicle access is via a remote-controlled gate, which opens to an extensive yard, offering plenty of parking, garages stores and workshop space. A gate leads through to the first garden area, which is lawned. To one side is detached, stone office, which as plenty of character. This could make a great games room, or perhaps be converted to an annex. Water and electricity are laid on. There is a further garden on the other side of the house. This has a large patio with a path running to the pergola and across to the ornamental pond. A bridge spans the pond and leads across to the deck set in front of the large summer house and workshop.

Location

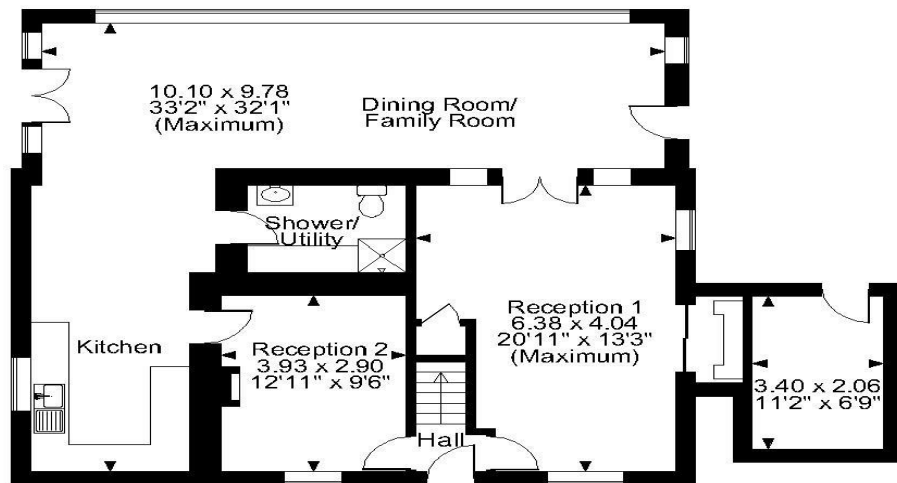
Mill Farm Cottage is set on the Barnwell Road, on the south side of Oundle. The house sits in an elevated position over-looking the valley. Oundle marina and the country park are nearby. Oundle offers a range of family-run shops, businesses and restaurants, set around the Georgian Market Place. There is an excellent choice of schooling locally, as well as a range of sports and leisure facilities. Peterborough is about 13 miles away and offers extensive facilities, as well as main line rail services to London King’s Cross, with journey times of 48 minutes.

Services	Council Tax	EPC	Tenure
All mains services connected.	Band D	Band D	Freehold with vacant possession.

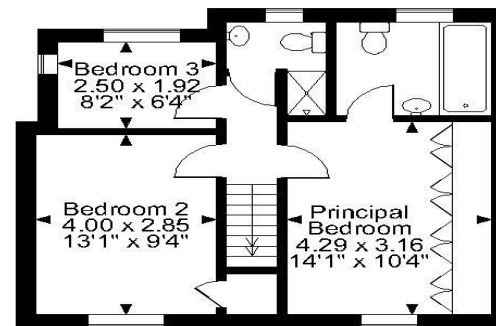




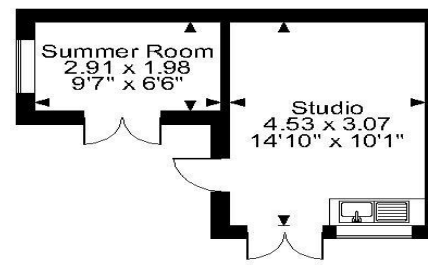
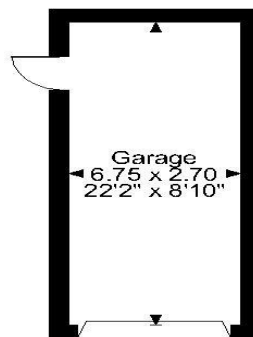
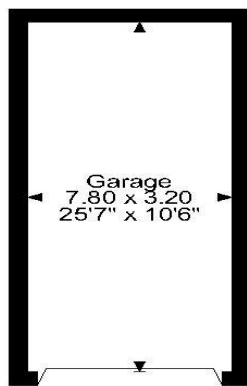
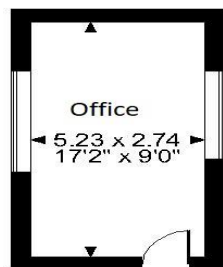




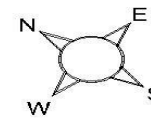
Ground Floor



First Floor



Outbuilding



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Total Approx Gross Internal Floor Area = 230 Sq/m-2476 Sq/ft

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