



16 MAIN STREET  
WOODNEWTON | PE8 5EB

£340,000

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



16 Main Street, Woodnewton, Northamptonshire, PE8 5EB

A recently refurbished stone cottage with two bedrooms, garden and off-road parking, in the heart of a popular village, between Oundle and Stamford.

Hall | Kitchen/Diner | Living Room | Utility Room | Cloakroom

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Landing | Double Bedroom with En Suite | Further Double Bedroom | Shower Room

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Parking | Garden

**Location:** Set up a shared drive, off Main Street, in this picturesque village. Woodnewton sits high above the banks of the Willowbrook, as it meanders its way to join the river Nene at Fotheringhay. Within the village is a popular public house, The White Swan. The market towns of Oundle and Stamford are nearby, each offering a range of traditional, family run businesses and larger stores. Peterborough is about 12 miles away and offers extensive facilities, as well as main line rail travel to London, with journey times from about 48 minutes.

**The Property:** This attractive semi-detached stone cottage was a former saddlery that was converted to offices in the 1970's, The cottage has benefitted from a full programme of refurbishment, which includes the installation of new heating, plumbing and electrical wiring, as well as kitchen and bathroom fittings, it has a small garden and off-road parking for two cars.

The cottage offers safe and practical accommodation, ideal for a couple, or as a 'lock-up and leave'.

The front door opens to the hall, which has a guest cloakroom /WC and utility room.

The kitchen is to the right and is beautifully fitted with a range of painted wall and base units with hard woodwork-surfaces and inset sink. Integrated appliances include an electric oven, extractor fan and hob, fridge, freezer and dishwasher.

There is plenty of room to accommodate a table and chairs.

Across the hall from the kitchen is the spacious and light living room, with feature fireplace.



**Services:** - Mains electricity, water and drainage.

Electric central heating.

**Council Tax:** TBC

**Energy Performance Rating:** TBC

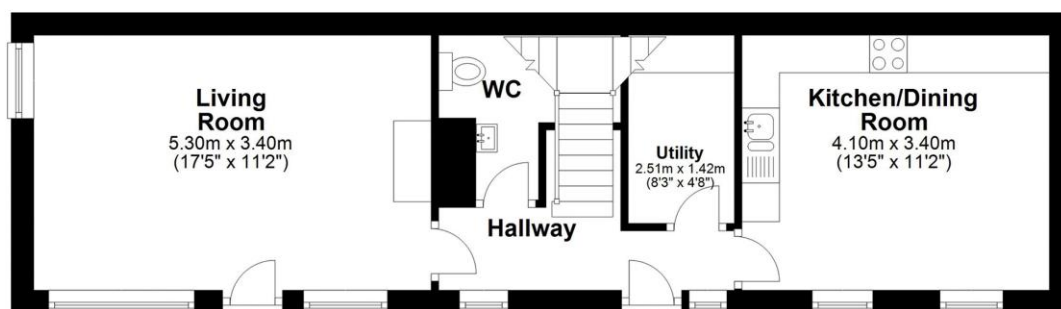
**Tenure:** Freehold

**Local Authority:** North Northamptonshire Council

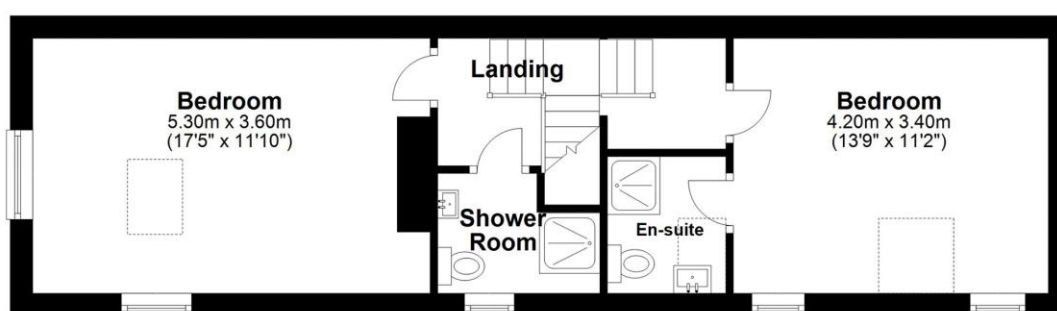
**Viewing:** Strictly by appointment with Woodford & Co  
01832 274732.



## Ground Floor



## First Floor



**Total Approx Gross Internal Floor Area = 93 sq/m (1002 sq/ft)**

**FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

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# Woodford & Co.

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