



POST BOX COTTAGE
THORPE WATERVILLE | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

POST BOX COTTAGE | THORPE WATERVILLE | NN14 3ED

A charming stone cottage, recently thatched, offering three bedrooms, a delightful garden, parking and a garage, with scope for improvement.

Reception Hall | Living Room | Dining Room or Study | | Kitchen/ Breakfast Room | Utility | Bathroom

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Landing | Three Double Bedrooms

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Gated Drive | Timber Garage | Parking | Stone Store | Garden



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12 Market Place, Oundle, PE8 4BQ

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The Property

This charming stone cottage is built of local limestone and is set beneath a thatched roof which was replaced in 2022. The cottage is thought to date from the mid-1700s and is Listed Grade II. The accommodation was extended in the late 1970s or early 1980s and now offers a degree of versatility, including scope for ground floor living if required. The house is double glazed and has oil-fired central heating. The property is perfectly habitable, but it would benefit from some updating, giving a discerning purchaser an opportunity to put their own stamp upon it, and create something rather special.

As with many village homes, the main door is at the rear. This opens to the large hall, which has sufficient space to be a study or a dining room if required. To one side is the large utility room, which has space for the usual appliances and also houses the cloakroom / WC. Across the hall is the formal dining room, which has patio doors facing west and opening to the garden. This could serve as a ground floor bedroom, as there is a bathroom across the hall.

The inner hall is within the original house and offers access to the sitting room, bathroom and the kitchen. The sitting room has all the character of a cottage from this era, with a large inglenook housing the wood burning stove. A heavy beam and a window seat add to the atmosphere. The kitchen is at the other end of the hall and is fitted with an extensive range of oak fronted wall and base units with work surfaces, an inset sink, electric oven and hob. There is ample space for a table and chairs for family mealtimes. Adjacent to the kitchen is the bathroom.

The first floor is reached via an enclosed staircase from the sitting room. The landing provides access to the three bedrooms. There are two, superb double rooms, with cupboards, and a good single room, which could be made into a bathroom. Alternatively, the larger of the two double rooms, could possibly have an ensuite shower room installed.

A gated drive beside the cottage offers plenty of parking and leads on to the timber garage. The gardens span the back of the house. The lawn is shaped and surrounded by flower and shrub borders. A path meanders past a vegetable garden and green house and leads on to the brick and stone store at the back of the garden.

Services

Mains electricity & water.
possession. Shared private drainage. Oil-fired heating.

Council Tax

Band E

EPC

Building Listed Grade II

Tenure

Freehold, with vacant

Viewings

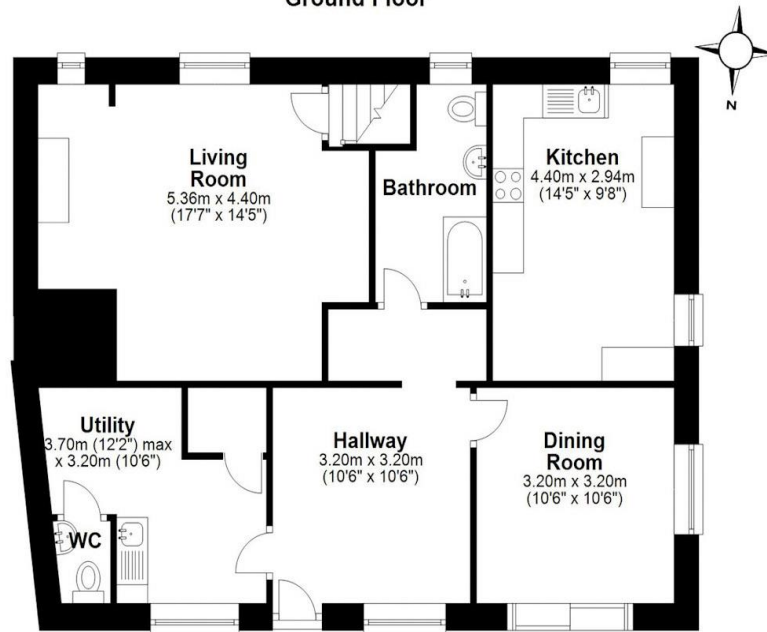
A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com



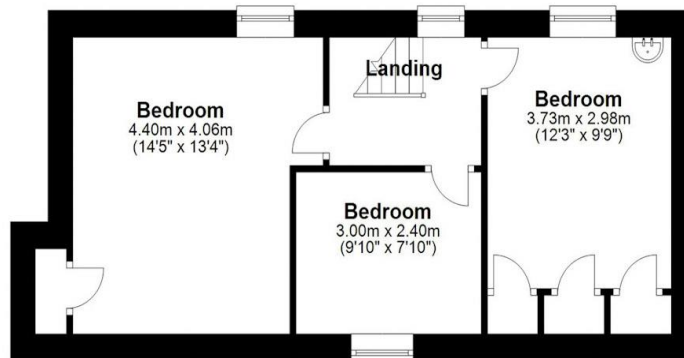




Ground Floor



First Floor



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Total Approx Gross Internal Floor Area = 124 sq/m (1335 sq/ft)

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