



24 MAIN STREET
WOODNEWTON | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

24 MAIN STREET | WOODNEWTON | PE8 5EB

A beautifully renovated cottage with versatile accommodation, off-road parking, and delightful garden,
set in the heart of this picturesque village.

Hall | Living Room | Dining Room / Snug | Kitchen | Studio / Bedroom 4 | Shower Room / WC

~

Landing | Three Bedrooms | Family Bathroom

~

Gated Drive | Parking | Delightful Garden



Woodford & Co.

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ

WOODFORDANDCO.COM



The Property

This beautiful cottage was the former Cartwright's dwelling and workshops. In recent years, an extensive and sympathetic programme of refurbishment works and alterations has taken place, including the replacement of the windows, retaining the cottage’s character.

The accommodation is set over two floors. The ground floor offers a degree of versatility, as there are a number of rooms which could be used in different ways. There are two entrance doors. The one in frequent use, as with most cottages, leads into the utility / back hall. The shower room / WC is set adjacent, and a door leads to the kitchen, which was formerly the cartwright’s workshop. This has good levels of light and a full height ceiling, adding to the feeling of space. There is an extensive range of fitted units with integrated dishwasher and a range cooker.

A door leads through to the snug or dining room. This cosy room has a door to the garden, a lovely window with seat beneath and a wood burning stove. Steps lead down to the living room which has a dining area and a sitting room area. This atmospheric room has exposed beams to the ceiling, two windows over-look the front garden and the stone fireplace houses a wood burning stove. The studio or fourth bedroom is a useful addition to the house and has bi-fold doors opening to the garden. It is set off the rear hall. The adjacent shower room almost provides ensuite facilities.

The first floor is approached via a timber staircase from the sitting room. The landing provides access to each of the bedrooms and the bathroom. The main bedroom enjoys good levels of light with a window to the south and a pair of doors opening to the Juliet balcony, which affords a view up the garden. The second bedroom is another light room with a pretty dormer window and further window with a view up the garden. There are built-in wardrobes. The third bedroom has a window to the front elevation and also has built-in storage. The bathroom is superbly appointed with bath, WC, basin and shower cubicle.

The cottage sits behind a pretty front garden with iron railings. The drive to the side provides parking before leading through the high timber gates beneath the carport. The large rear garden is a delight. There are areas of interest the entire length, with well-stocked beds, brick and paved seating areas and a shaped lawn that runs away from the house, with sun terrace set halfway along capturing the evening sunshine. There are maturing trees and shrubs set along the garden. Privacy is provided by mature hedging and an attractive stone wall. A garden room is set beyond the house, adjacent to which is a log store.

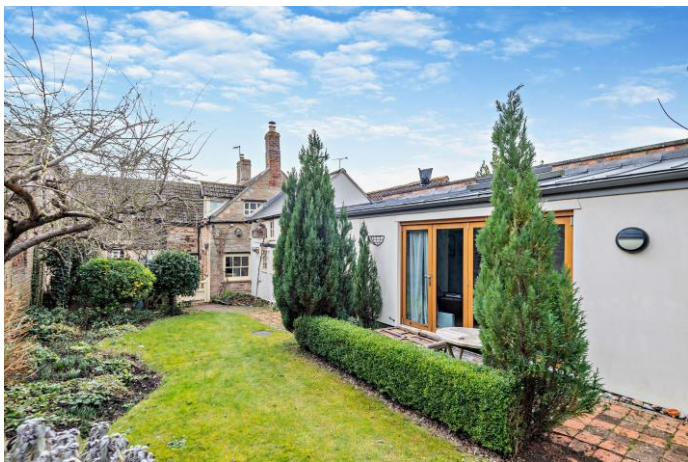
Services	Council Tax	EPC	Tenure
All mains services connected Oil-fired central heating. LPG supply to cooker.	Band E	TBA	Freehold, with vacant possession

Viewings

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









Total Approx Gross Internal Floor Area = 141 Sq/m - 1518 Sq/ft
 FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 8635365 - © www.homeplansepc.co.uk 2016



Note: Woodford & Co for themselves and for the vendors of this property, whose agents they are, give notice that:

1.The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

2.All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3.No person in the employment of Woodford & Co has any authority to make or give representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4.No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

Woodford & Co.
 PROPERTY CONSULTANTS & AUCTIONEERS