



THE COTTAGE
PILTON | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

THE COTTAGE | PILTON | PE8 5SN

A traditional stone and brick cottage, in need of some improvement, offering characterful accommodation, along with a useful range of outbuildings, set within a walled garden, enjoying far-reaching parkland views.

Hall | Living Room | Dining Kitchen | Bathroom

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Landing with Study Area | Two Double Bedrooms

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Attractive Outbuildings with Potential | Garden with Views



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12 Market Place, Oundle, PE8 4BQ

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The Property

The Cottage, also known locally as Wendy Cottage, sits within the delightful, rural village of Pilton, within the Nene Valley, just to the south of Oundle. The original part of the property probably dates from the early Victorian era, but was later extended in the 20th Century, and now offers well-proportioned accommodation set over two floors. The house has been basically modernised, with some replacement windows and the installation of oil-fired central heating. The wiring has also been checked and certified in recent years. However, after a long period of rental, the cottage would benefit from some upgrading and investment, in order to create a delightful home with an outstanding view.

The front porch opens to the main front door, which in turn leads to the hall. There are doors off to each of the ground floor rooms. The handsome living room has a window to the front and an open fire as a focal point. There are fitted shelves to either side. A useful storage cupboard is set beneath the stairs. The kitchen is at the back of the house and has a large, south-facing window overlooking the garden. The room is fitted with a basic range of wall and base units with worksurfaces and inset sink. There is plumbing and space for a washing machine, and also room for an electric cooker. There is ample space for a dining table and chairs. A cupboard to the side houses the oil-fired central heating boiler.

The bathroom is on the ground floor and offers a three-piece suite.

Stairs rise from the hall to the large, light landing. There is ample space for a study area or perhaps the creation of a bathroom or third bedroom. There are two comfortable, double bedrooms, with far-reaching views.

A hand-gate opens to a path that leads to the front door. The path continues across the garden to the large brick barn, which has mezzanine storage within. This attractive building offers scope for conversion to ancillary accommodation, subject to any consents necessary. There are two further areas of garden, each containing useful brick stores. There are lovely views across the Pilton parkland toward the river Nene and Lilford Hall.

Location

Pilton is a small, charming village that evolved around the estate of Lilford Hall. The village sits above the banks of the river Nene and has commanding views of Lilford Hall. The church is set across the field. Nearby, the historic town of Oundle offers a range of family run shops, businesses and restaurants, set around the Georgian Market Place. There is also a Waitrose supermarket. The area offers a good choice of schooling. Peterborough, Huntingdon and Kettering, are each within easy driving distance and offer extensive facilities, as well as main line rail services to London.

Services	Council Tax	EPC	Tenure
Mains electricity & water. Private drainage Oil-fired central heating.	Band D	Band F	Freehold, with vacant possession

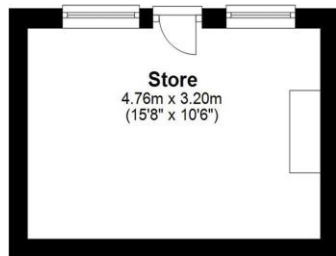
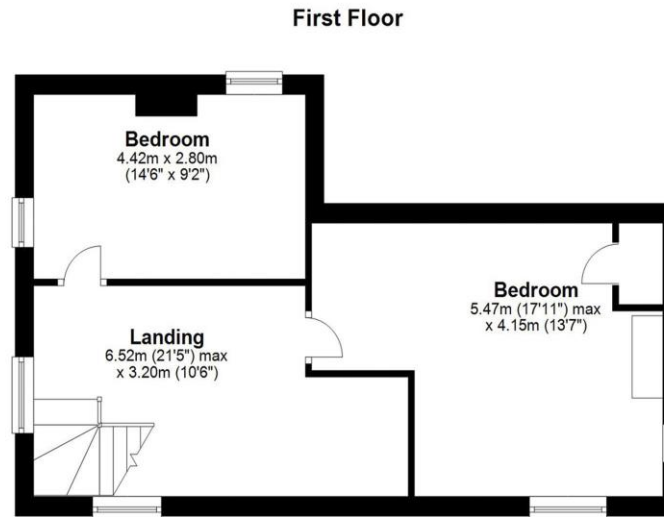
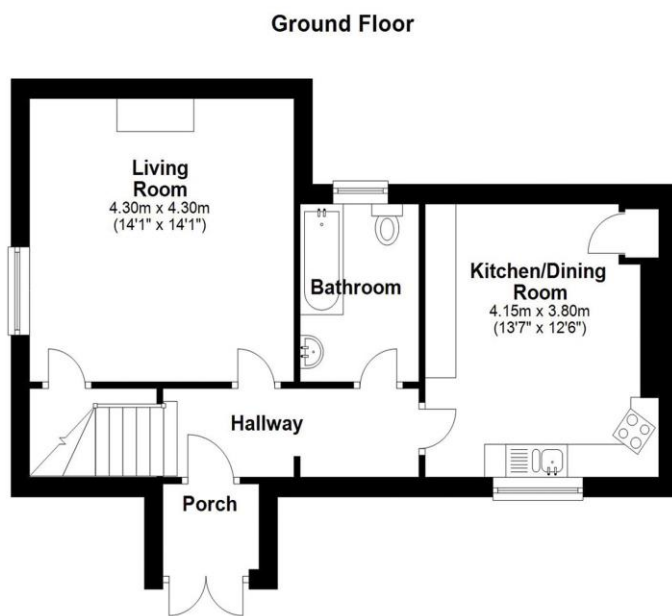
Viewings

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









Total Approx Gross Internal Floor Area = 119 sq/m (1275 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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