



## 2 HOME FARM COTTAGE

TWYWELL | NN14 3AH

£220,000

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



## 2 HOME FARM COTTAGE, TWYWELL, NN14 3AH

A fully refurbished stone cottage with two bedrooms, garden and off-road parking, tucked away, in the heart of a popular village.

Open plan living Kitchen with Sitting room | Cloakroom/Utility

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Landing | Two Double Bedrooms | Jack and Jill Shower Room

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Parking | Garden

### The Property

This attractive, stone cottage and its neighbour, were converted around 1850, from a 17<sup>th</sup> Century stone barn. The property is Listed Grade II. The cottage has been the subject of a detailed programme of refurbishment, which includes re-roofing, re-pointing, the installation of new heating, plumbing and electrical wiring, as well as new windows, kitchen and bathroom fittings.

The cottage offers stylish and practical accommodation, set over two floors. It is perhaps ideal for a couple, or as a 'lock-up and leave'. There is an attractive courtyard garden and parking for two cars.

The front door opens to the live-in kitchen. There is a door to the right leading into the guest cloakroom/utility room which has space for appliances.

The kitchen is beautifully fitted with a range of painted shaker wall and base units with work-surfaces and inset sink. Integrated appliances include an electric oven and hob with extractor above, and a fridge. The breakfast bar provides space for casual dining. The stone floor runs into the living room area where there is a wood burner creating a cosy focal point. There are windows to the rear and a door to the staircase.

The stairs rise to the first-floor landing. There are two double bedrooms, which share the Jack and Jill shower room / WC.

The cottage is set up a shared, gravelled drive. It has a paved footpath leading to the front of the property and garden. There are two allocated parking spaces, beyond the shared gravel drive. There is further garden to the rear of the property, accessible via a shared path.



**PLEASE NOTE** – The Cottage is currently semi-detached – however there used to be a third cottage on the end of the house, and this is likely to be rebuilt, in the near future, making number 2 into a terraced home. Planning has been applied for. Further details available on request.

**Tenure** - Freehold

**EPC** – Band E

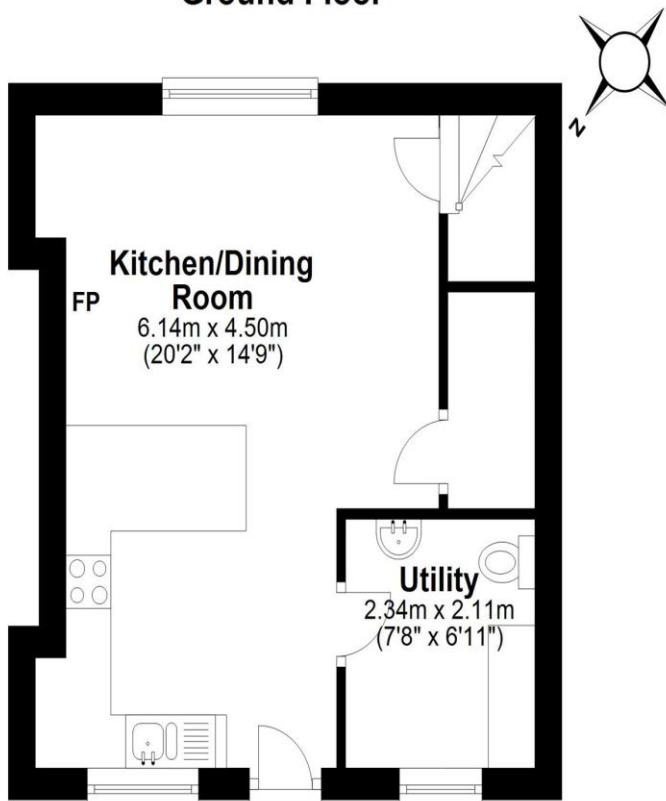
**Council Tax** – Band TBC

**Services** - Mains electricity, water and drainage. Electric central heating. Woodburning stove

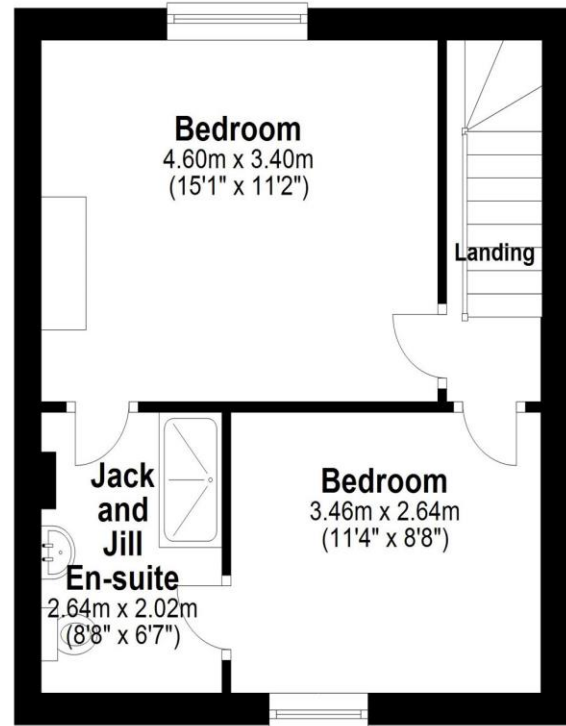
**Viewing** - Strictly by appointment with Woodford & Co 01832 274732.



## Ground Floor



## First Floor



**Total Approx Gross Internal Floor Area = 68sq/m (729 sq/ft)**

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

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