



EAST COURT HOUSE
OUNDL | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

An interesting and versatile character home with up to six bedrooms, integrable guest cottage, garden and garage,
set within walking distance of Market Place

Hall | Drawing Room | Dining Room | Study / Bedroom | Kitchen | Breakfast Room | Bathroom

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Landing | Principal Bedroom Suite | Three Further Bedrooms | Bathroom | Two attic bedrooms

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Guest Cottage with Kitchen | Living Room | Bedroom | Bathroom

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Garden | Tandem Length Garage



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12 Market Place, Oundle, PE8 4BQ

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The Property

East Court House dates from 16th century and is Listed Grade II. The house is a two-pile property, with the front being remodelled in the 19th century. It offers beautifully proportioned rooms, with plenty of character. The property is constructed of local limestone and set beneath a recently over-hauled Collyweston slate roof. It has a variety of traditional sash and mullioned windows. Internally, there are spine beams dating from the 1500's and a magnificent inglenook fireplace in the drawing room, along with a timber-framed wall. A priest hole has been discovered on the first floor. Two, 19th century cottages, part of the Havelock terrace, within the garden, were incorporated into East Court House, to extend the accommodation, and now offering versatility.

The house has recently been subjected to a program of refurbishment works, sympathetically modernising the accommodation, whilst adding a degree of grace and style, as well as flexibility in how the rooms are used. New electrical wiring, as well as fuse boards, sockets and switches, have been installed, along with a new central heating boiler and cast, column radiators.

The front door opens to the wide, panelled hall, which provides access to most of the ground floor rooms. The drawing room has a wonderful, beamed ceiling and a beautiful inglenook to one end. Across the hall, is a study or dining room. There is a ground floor bedroom, which could serve as a dining room or snug. The bathroom, which is a few steps away, gives a degree of choice.

The kitchen has been fitted with a beautiful range of furniture by Poggenpohl, with eucalyptus and bronzed glass cabinetry with quartz worksurfaces and island. High quality Gaggenau appliances have been installed. The breakfast bar provides space for casual meals and a door leads through to the breakfast room, which offers plenty of space for family mealtimes or more formal dining. A door opens to the garden.

There are two sets of stairs to the first floor, with the back stairs coming off the dining room, and rising to both the first floor and the attic bedrooms, which make a great teenagers' den or a playroom. The main stairs rise from the hall and serve the first-floor rooms. The principal bedroom is at the back of the house and has a view over the garden. There are built-in wardrobes, and a door leads into the ensuite bathroom. There are three further double rooms on this floor, and they have use of the bathroom, which has the priest hole within it.

The guest cottage could easily be integrated to the main house, extending the accommodation greatly. At present, it has its own entrance door within the garden and as such could be great for Air BnB or as an annex. The door opens to the fully fitted kitchen cum breakfast room. Adjacent is a sitting room, with stairs rising to a vast bedroom, with freestanding bath. A door leads into the washroom with basin and WC.

The garden has been designed by English Oaks and offers paved and shingled areas, interspersed with flower beds. To one side is the tandem length garage. At one end is a useful garden store. Double gates open from the rear access, to allow additional parking within the garden.

Services

All mains services connected

Gas-fired central heating.

Council Tax

Band F

EPC

TBA

Tenure

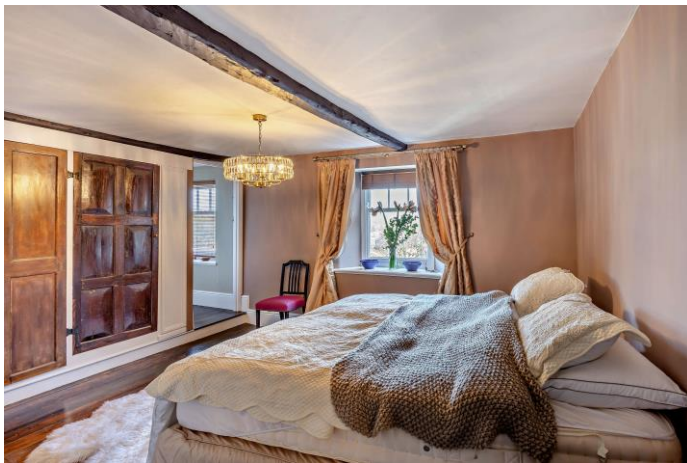
Freehold, with vacant possession

Viewings

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



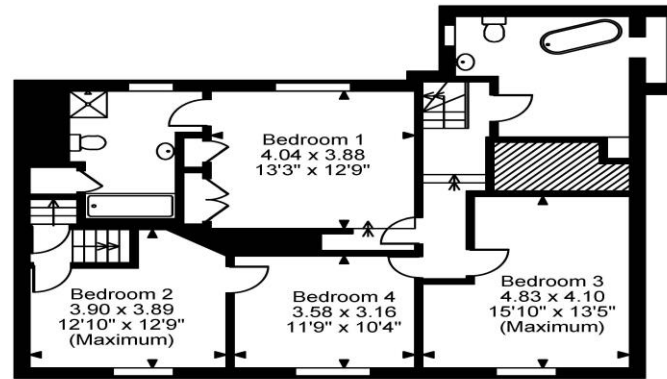
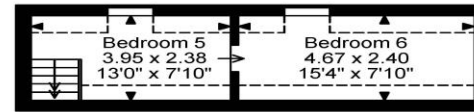
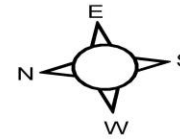
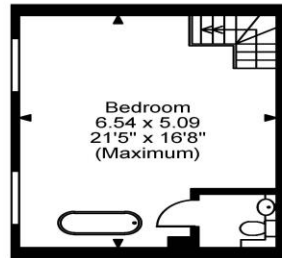
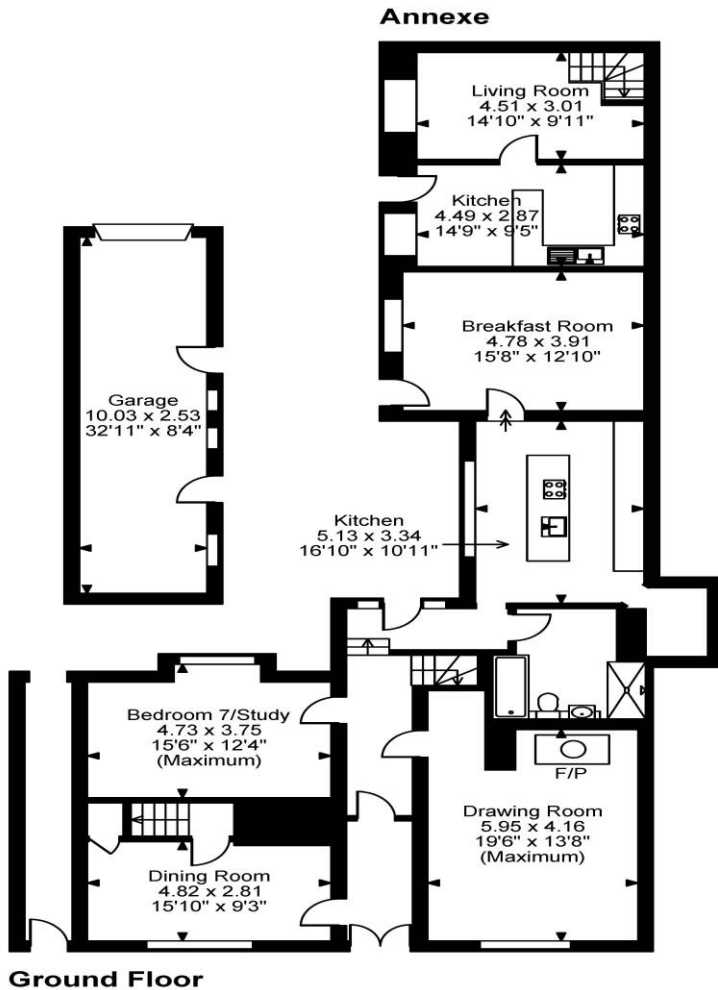












Total Approx Gross Internal Floor Area = 336 Sq/m-3618 Sq/ft
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