



# FIR TREE COTTAGE

ASHTON | NORTHAMPTONSHIRE

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Fir Tree Cottage, 11 The Green, Ashton, Northamptonshire, PE8 5LD

A delightful, high specification, stone & thatch cottage, with beautiful gardens,  
over-looking the Green, in the heart of a Conservation village.

Hall | Sitting Room | Kitchen / Breakfast Room | Utility / Boot Room | Cloak Room

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Landing | Two Double Bedrooms | Large Bathroom

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Front & Rear Gardens | Studio | Workshop /Store | Planning Permission for Shepherd's Hut (potential 3<sup>rd</sup> bedroom)



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12 Market Place, Oundle, PE8 4BQ

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## **The Property**

One of the lovely "Ashton Estate" cottages that has, in recent years, been subject to a significant refurbishment and re-modelling, resulting in a spacious, high quality, two bedroomed home. Constructed around 1900, and Listed Grade II, the cottage is built of pitch-faced stone, beneath a recently re-ridged, Norfolk reed thatched roof. The original character has been successfully combined with contemporary styling, resulting in a beautiful and practical cottage. Planning Permission has been granted for the installation of a shepherd's hut in the garden, affording the possibility of having a 3<sup>rd</sup> bedroom with en suite. The owners have been diligent in their upkeep, and Fir Tree Cottage is now ready for new owners to enjoy a high-quality home in such a wonderful setting.

The house is entered via an open fronted porch, with quarry tiled floor. The bespoke, timber door opens to the hall, which has Amtico parquet flooring leading through to the sitting room. The four mullioned windows, with leaded panes, over-look the front garden, and a smaller window over-looks the rear garden. A period style fireplace makes an attractive focal point. A door leads through to the kitchen / breakfast room, which is fitted with an extensive range of bespoke, solid wood units to three walls, with leather-finished granite worktops with matching up-stands. The sink is fitted with a Quooker boiling water tap. Integrated appliances include microwave, oven, hob, extractor, dishwasher and fridge/freezer. Windows to both the front & rear aspects afford views of the gardens. There is space for a dining table next to a run of bespoke fitted seating. A door opens to the garden. The side hall serves as utility cum boot room and is fitted with floor-to-ceiling cupboards designed to house the washing machine & tumble dryer, linen shelving and the floor mounted oil-fired boiler. A door opens to the cloakroom, which has WC, wash basin and boot cupboard. The loft space provides some storage above.

The stairs lead from the hall to the large landing with a range of bespoke storage cupboards to one wall. Period, four panel doors lead to each of the bedrooms and bathroom. The main bedroom has a triple light, stone mullion window with leaded lights, to the front aspect. A bespoke range of fully fitted wardrobes are set to one wall and offer drawers, hanging space and shelving. The second bedroom has a view over the garden and to the fields beyond. The bathroom is beautifully fitted with a double ended bath, an oversize wash basin upon a vanity unit, WC and a large, walk-in, glazed, shower cubicle with mains pressure shower.

A timber latch gate gives access to the front garden path which leads on to the covered porch. An attractive fir tree, that stands to the left boundary, gives the cottage its name. The front is mostly lawned and a timber gate gives access to the rear garden. The rear is approximately 150' in length, mainly lawned with a few flower beds, various maturing trees & shrubs including lilac, a fruit tree, some firs and laurel. Midway along the garden is a private paved seating area, beside which is a useful timber workshop / store, with power & light, approximately 14' x 11' and with power & light connected. To the very rear is an attractive drystone wall, the other side of which is meadow land. A thatched, stone, former wash house or igloo, now makes a great home office or studio.

## **Location**

Ashton is a delightful village set around a traditional green, with a pub, The Chequered Skipper, standing to one end. The village evolved around the farms of the Ashton Estate, but many of the surviving cottages were built at the end of the 19th and early 20th century. The village has a number of footpaths and bridleways leading through the Wold and over the gently rolling countryside of the Nene Valley. Oundle lies about 1 ½ miles away and offers a range of family run shops, businesses and restaurants, set around the Market Place. There is a good range of schooling and leisure facilities. Peterborough lies about 12 miles away and offers extensive facilities as well as main line rail travel with journey times to London Kings Cross from about 48 mins.











#### Services

Mains water & electricity. Private drainage. Oil-fired heating.

#### Tenure

Freehold, with vacant possession.

#### Local Authority

North Northamptonshire Council

**Council Tax** - Band D

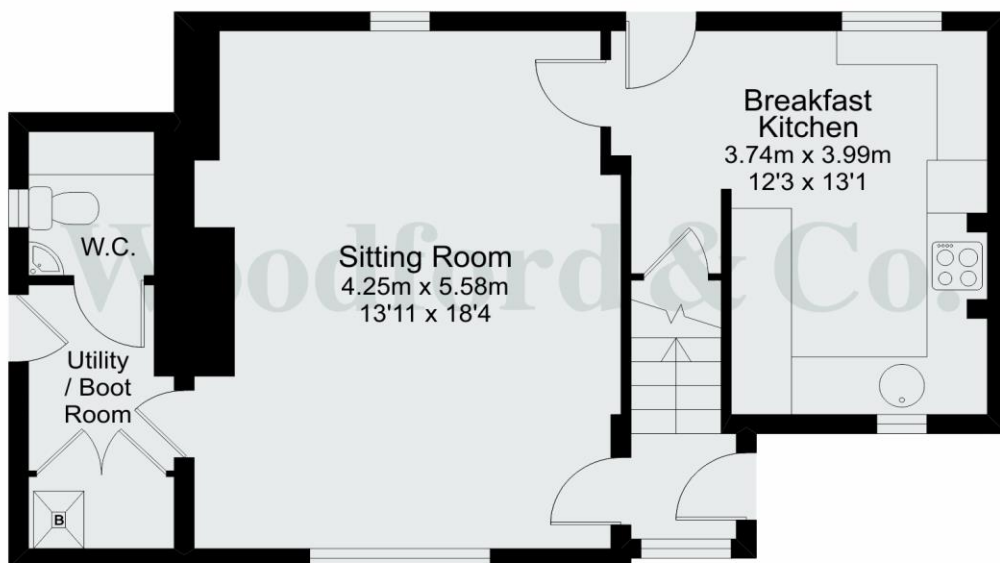
**EPC** – Building Listed Grade II,

#### Viewings

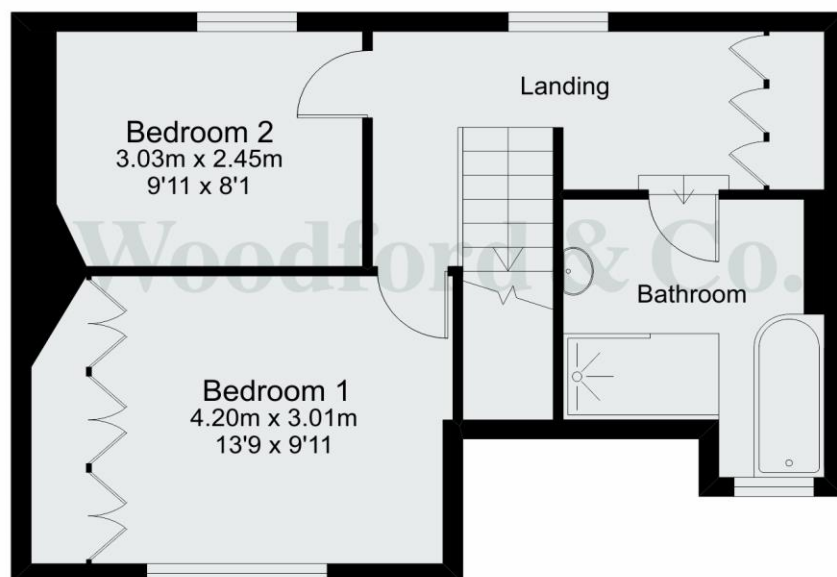
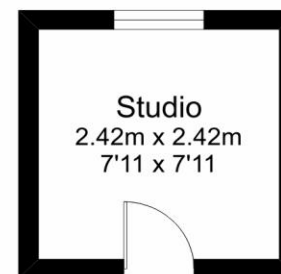
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**Ground Floor**



**First Floor**



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**Main House** - Approx Gross Internal Floor Area = 84 Sq/m - 904 Sq/ft  
**Studio** - Approx Gross Internal Floor Area = 6 Sq/m - 64 Sq/ft  
**Total Approx Gross Internal Floor Area = 90 Sq/m - 969 Sq/ft**

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