



CARYSFORT COTTAGE
YARWELL | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

CARYSFORT COTTAGE | 11 MILL ROAD | YARWELL | PE8 6PS

A beautifully updated and extended, traditional cottage with three bedrooms, a garage and a delightful garden,
set in a popular village with good access to Oundle, Stamford & Peterborough.

Hall | Dining Kitchen | Living Room | Garden Room | Cloakroom

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Landing | Principal Bedroom with Dressing Room | Two further Double Bedrooms | Bathroom

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Garage & Parking | Stable | Lovely Garden



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12 Market Place, Oundle, PE8 4BQ

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The Property

This attractive, traditional cottage has been sympathetically extended and updated to create a comfortable home with plenty of character. Useful upgrades have been made, including the installation of double glazing and oil-fired central heating. The kitchen and bathroom fittings have also been upgraded, but in a classical style, in order to retain the wonderful atmosphere the cottage has. The garden room extension to the rear has added a degree of versatility to the ground floor.

The main entrance door opens from the drive, into the welcoming hall, which has the guest cloakroom to one side. A door leads into the dining kitchen which has distinct ends. The dining end has ample space for formal occasions. It has two sash windows to the front and exposed stonework to one wall. The kitchen area is beautifully fitted with an extensive range of wall and base units with granite worksurfaces with inset ceramic sinks. There is also a breakfast bar for casual mealtimes. The Britannia 6 ring range cooker makes a great centrepiece and has an extractor hood above. There is space for an American style fridge freezer and a dishwasher. One end is set as a utility area, with space for a washing machine, additional worksurface and storage. A door opens to the garden.

A doorway leads through to the graceful living room. A spine beam is set to the ceiling, and the exposed brick fireplace houses a multi-fuel stove. There are windows to the front and a window and door to the garden room, which is a superb addition to the house, giving space for dining and relaxation, whilst overlooking the garden.

The first floor is approached via a handsome staircase from the hall. A useful cupboard is set beneath. The landing provides access to each of the three double bedrooms. The principal bedroom has beautiful proportions and enjoys a dual aspect, with windows to the east and west. A doorway leads into the dressing room, which could be converted to an ensuite shower room. Alternatively, it could be separated from the main bedroom to create a fourth bedroom. The spacious bathroom is well-appointed with a bath, WC, wash basin and walk-in shower.

Carysfort Cottage is set upon Mill Road. It has a drive to the side, which provides parking in front of the over-sized, single car garage. Beside it, is a stable which makes a secure garden / machinery store. The drive also provides access to the property beyond Carysfort Cottage. Gated access leads into the garden. This has been beautifully laid out with a patio spanning the back of the house, which overlooks the two lawned areas, separated by a dwarf stone wall with well-stocked flower beds. A herbaceous border runs down the other side. At the end of the garden is a patio, set to capture the afternoon and evening sunshine. The garden enjoys good privacy, created by the high hedging and timber fencing.

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

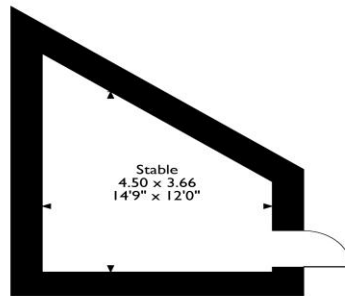
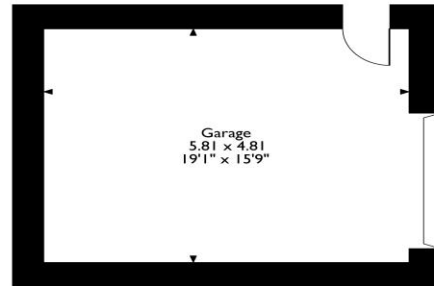
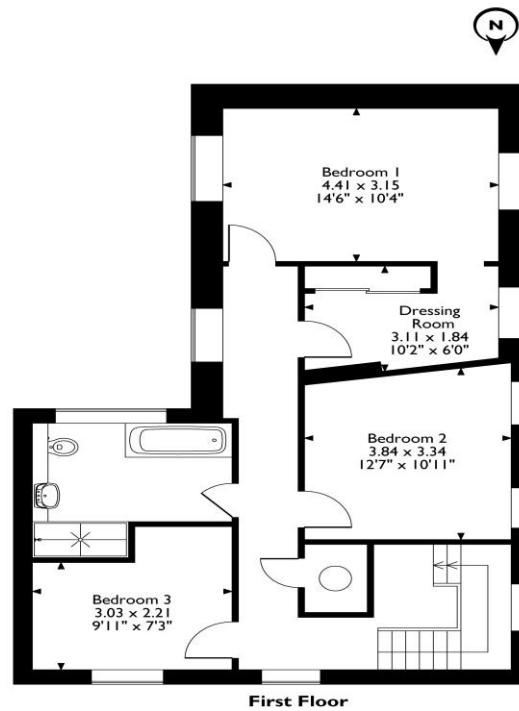
Viewings

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

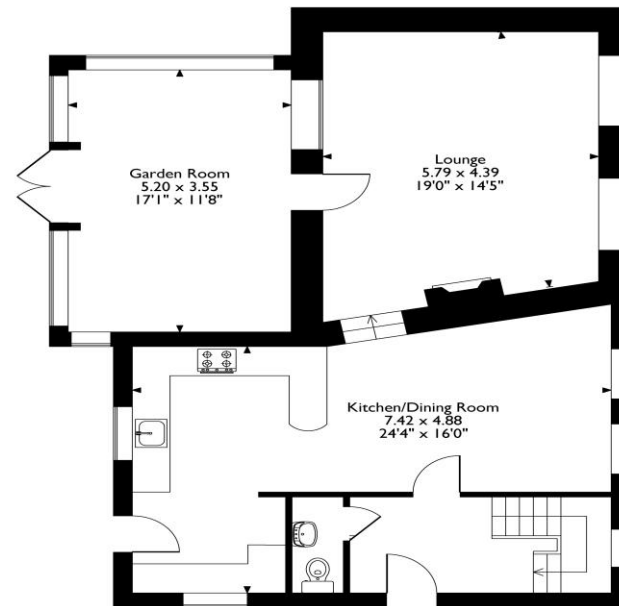








Outbuilding



Ground Floor

Total Approx Gross Internal Floor Area = 197 Sq/m - 2120 Sq/ft
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