



THE CHESTNUTS
ALDWINCLE | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

THE CHESTNUTS | 123 MAIN STREET | ALDWINCLE | NN14 3EP

A detached, period house with potential for improvement, with three double bedrooms and an attractive stone barn providing garaging, stable, workshop and stores, set within an attractive plot, with field views.

Hall | Living Room | Dining Room | Kitchen/ Breakfast Room | Utility | Cloakroom

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Landing | Three Double Bedrooms | Bathroom

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Attractive Stone Barn with Potential | Garden with Views | Parking & Garage



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12 Market Place, Oundle, PE8 4BQ

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The Property

This early Victorian house has evolved over the decades. The property offers spacious accommodation with large, light rooms, with double-glazed windows and oil-fired central heating. It sits well, in the centre of its attractive plot, which gives it garden to all sides, as well as plenty of parking. To the rear is a superb stone barn, currently divided into workshop and stores, but offering huge potential for conversion to additional accommodation, subject to any necessary consents. The house has been a farm property for many years and has been tenanted in more recent times. It is now ready for a new custodian to put their own stamp upon it.

The front door opens to the hall. The living room is to the left and has an open fire to one end, creating a cosy focal point. Across the hall is the dining room. The fireplace has been removed or boarded over, but the chimney is still in situ, so perhaps could be reinstated.

The rear hall provides access to the guest cloakroom / WC and the spacious boot room / laundry, with its original tiled floor. There is a sink and some storage, along with space and plumbing for the usual appliances. The kitchen is at the other end of the hall and is fitted with a range of wall and base units with worksurfaces and inset sink. The electric cooker stands to one end and there is space for a fridge and washing machine. There is also room for a table and chairs, for family mealtimes. It should be possible, to knock through into the living room, to create a large sociable live-in kitchen, which would enjoy a dual aspect.

The first-floor landing provides access to each of the three double bedrooms. The two larger bedrooms overlook the front garden and each has a traditional fireplace. The third bedroom has a lovely view to the rear, over the fields. The bathroom is a good size and offers a bath with shower above, a wash basin and a WC.

Outside, the gated drive provides ample parking and turning space, before leading into the garage within the stone barn. The barn also offers a kennel, a stable, a workshop/ washhouse and two stores. There is scope to convert this to further accommodation. The house sits within its plot and slightly back from the roadside behind a picket fence. The lawn to the side of the house and runs down to the stone wall over which is a fine view across the fields.

Location

Aldwinkle is a charming, traditional village, with an active community, a thriving primary school and two churches. The river Nene runs nearby and there are plenty of bridleways and footpaths providing access to the gently rolling countryside that surrounds the village. The market towns of Oundle and Thrapston are each about 4 miles distant and offer a range of shops and schooling. The A14 and A1 are within easy reach, as are the main line rail stations at Peterborough, Huntingdon and Wellingborough.

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

Viewings

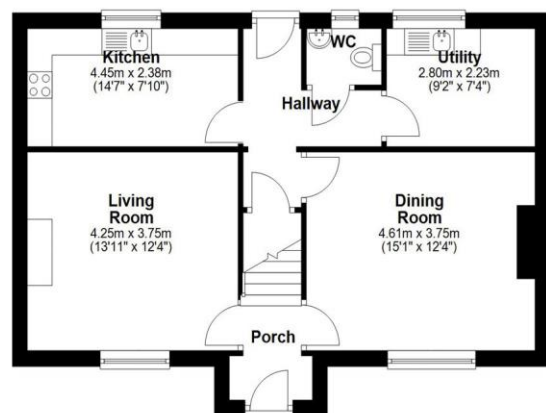
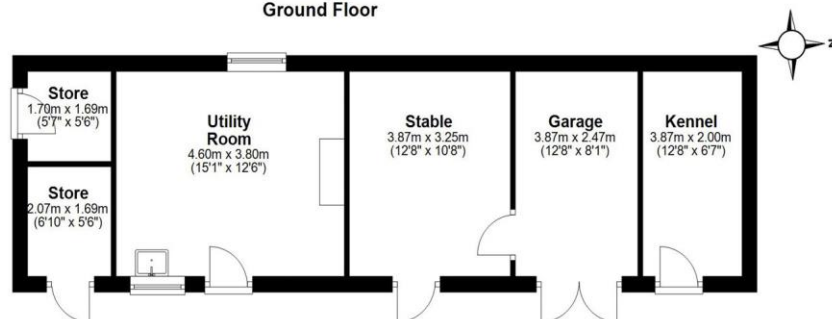
A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com



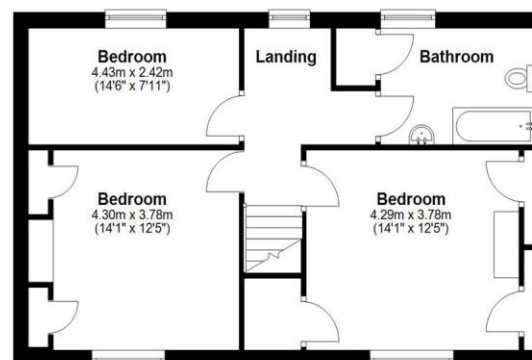




Ground Floor



First Floor



Total Approx Gross Internal Floor Area = 183 sq/m (1963 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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