



THODAYS
MOLESWORTH | CAMBRIDGESHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

A beautiful, thatched farmhouse, offering versatile and characterful accommodation,
set within delightful, private gardens, in the heart of a popular village.

Living Room | Dining Room | Kitchen/ Breakfast Room | Snug | Study / TV Room | Utility | Shower Room

~

Two Landings | Possible Six Bedrooms | Dressing Rooms | Bathroom

~

Beautiful Wrap-around Garden | Parking | Stores



Woodford & Co.

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ

WOODFORDANDCO.COM



The Property - Thodays is a substantial and charming Grade II listed period thatched family home dating from around 1590. It was built as farmhouse and at some later date, split into two dwellings, before being reinstated as a fabulous family home. The layout gives a degree of versatility for family use, or even the scope to create a separate annex to one end. The original features are still in situ, including beautiful, beamed ceilings, stone and tiled floors, and handsome fireplaces.

There are a number of doors into the house, but the most frequently used is likely to be via the porch into the fabulous farmhouse kitchen, with its stone and brick floor, hand-built pine units and huge inglenook. There is ample space for family mealtimes or casual suppers. The guest cloakroom is off the hall, on the way to the formal dining room, which has a clay tiled floor and huge inglenook. The main sitting room is beyond and has lovely views over the gardens. The carved, Clipsham stone fireplace, makes a cosy focal point.

The snug and the office are interlinked and set off the back hall, beyond the kitchen. The office has a door to the front and could become a formal entrance hall if desired. The snug or TV room has an electric stove and is beautifully tucked away. With a stylish wet room adjacent, either of these rooms could be bedrooms. The ground floor accommodation is completed with the utility room, which offers plenty of storage.

There are two staircases to the first floor. The main stairs lead to the principal bedroom, which has views over the garden. Adjacent is the third bedroom, which is currently fitted as a dressing room. The second bedroom is also accessible from the landing, and this has window overlooking the front garden. The family bathroom serves all three rooms on this side of the house. The second staircase rises from the back hall to a wing that could serve as a superb master suite, with a fabulous bedroom, adjacent dressing room, a potential bathroom, and a store or office. Alternatively, these rooms could serve as a number of individual bedrooms, as they are currently set out.

The gardens are a particular feature of the property and offer a mature and varied range of plants and trees. The front cottage style flower garden is enclosed by low walling and Beech hedging, with a central hand gate and gravelled pathways. The side and rear garden enjoy sweeping lawn areas with inset mature fruit trees including plums, apples, medlars, walnut, quince and a substantially aged Pear tree. There are a number of walks surrounded by a mixture of flower and shrub beds, to one side of the garden is a small woodland area, and there is also an ornamental pond. There is a gated gravelled drive providing plenty of parking - previously there has been planning permission for a double garage. The rear courtyard garden area continues the wide variety of flowers and shrubs, there is a seating area, a small range of outhouses and a log store. There is a concealed oil tank.

Location

The village of Molesworth lies just off the A14 and therefore enjoys excellent access to the local and national communication network including mainline rail service to London Kings Cross from Huntingdon or London St Pancras from Wellingborough and Kettering. Local shopping is available in the nearby market towns of Kimbolton and Oundle. There are good local state and private schools at Oundle, Kimbolton, Bedford and Wellingborough.

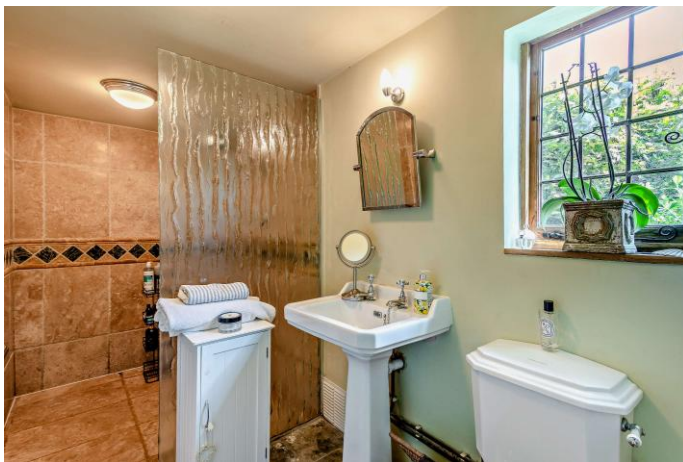
Services	Council Tax	Tenure	Listing & Conservation
Mains water, drainage & electricity. Oil-fired central heating.	Band E	Freehold, with vacant possession	The property is Listed Grade II.

Viewings

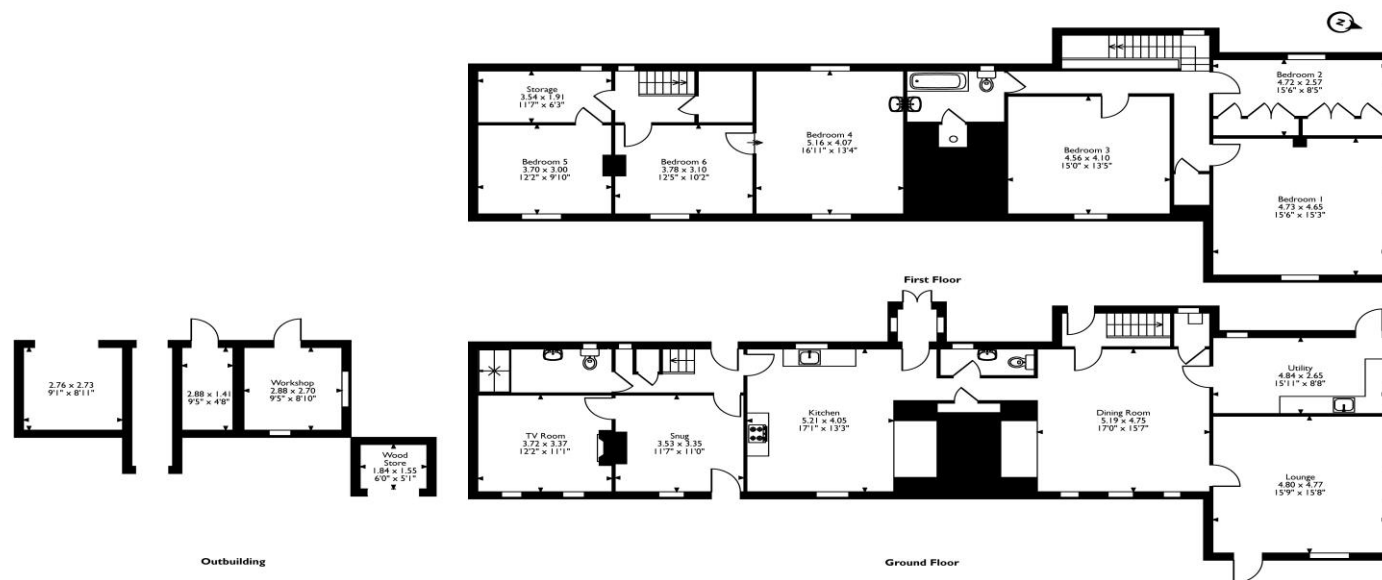
A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com











Total Approx Gross Internal Floor Area = 309 Sq/m - 3325 Sq/ft
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 8646436 - © www.homeplansepc.co.uk 2016

Note: Woodford & Co for themselves and for the vendors of this property, whose agents they are, give notice that:

1.The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

2.All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3.No person in the employment of Woodford & Co has any authority to make or give representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4.No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS