



DOVE COTTAGE 39 NORTH STREET
STILTON | HUNTINGDONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

DOVE COTTAGE | 39 NORTH STREET | STILTON | PE7 3RP

A delightful, detached cottage with two double bedrooms, and a west-facing garden,
set within a popular village with facilities.

Sitting Room | Dining Room | Snug | Kitchen | Bathroom | Cloakroom

~

Landing | Two Double Bedrooms

~

West-facing Garden | Timber Store



Woodford & Co.

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ

WOODFORDANDCO.COM



The Property

This delightful period cottage dates from the early 1800s and started life as a pair of one up and one down cottages. They were knocked into one property, probably in the mid-20th Century, and extended on the ground floor around that time. Due to its age and character, the property is Listed Grade II. The exposed timber joinery is a particularly attractive feature. The current owners have been diligent caretakers and this charming home offers characterful and warm accommodation, set over two floors.

The front door opens to the sitting room, which has a wood burning stove as a cosy focal point. Doors lead off to the dining room, which offers plenty of space for formal occasions. The Dijon Limestone, tiled floor is a practical touch, as a stable door opens from the garden. Adjacent is the kitchen, which is fitted with a range of wall and base units with work-surfaces and an inset stainless sink. The oven is electric and the gas hob has a glass splash back and extractor hood above. The dishwasher is integrated and there is space for a washing machine and for a fridge freezer. The snug can be accessed from either the kitchen or the sitting room, and is another comfortable entertaining space. It could also be used as a bedroom, as the well-appointed bathroom is adjacent. There is a guest cloakroom off the sitting room.

Stairs rise from the sitting room to the first-floor landing. There are doors off to each of the bedrooms. The main bedroom is beautiful, with a polished pine floor, exposed timbers to the walls and to the pitched ceiling. The fireplace is still in situ. The second bedroom is another comfortable double room with similar ceiling heights and exposed joinery.

Outside, there is a gated side access from the road, opening to a path which leads to the rear garden, via the walk-through garden store. A paved patio spans the back of the house. The lawn is surrounded by a raised bed which is planted with a range of maturing shrubs. There is good privacy within the garden, which is west-facing and captures the afternoon and evening sunshine.

Location

Stilton is a historic village with shops, restaurants and two well-known public houses. The centre of Peterborough is about 4 miles away and offers extensive facilities, as well as main line rail travel, with journey times to London King’s Cross, from about 48 minutes.

Services	Council Tax	EPC	Tenure
All mains services connected.	Band C	Exempt	Freehold, with vacant possession
Gas-fired central heating		Grade II Listed	

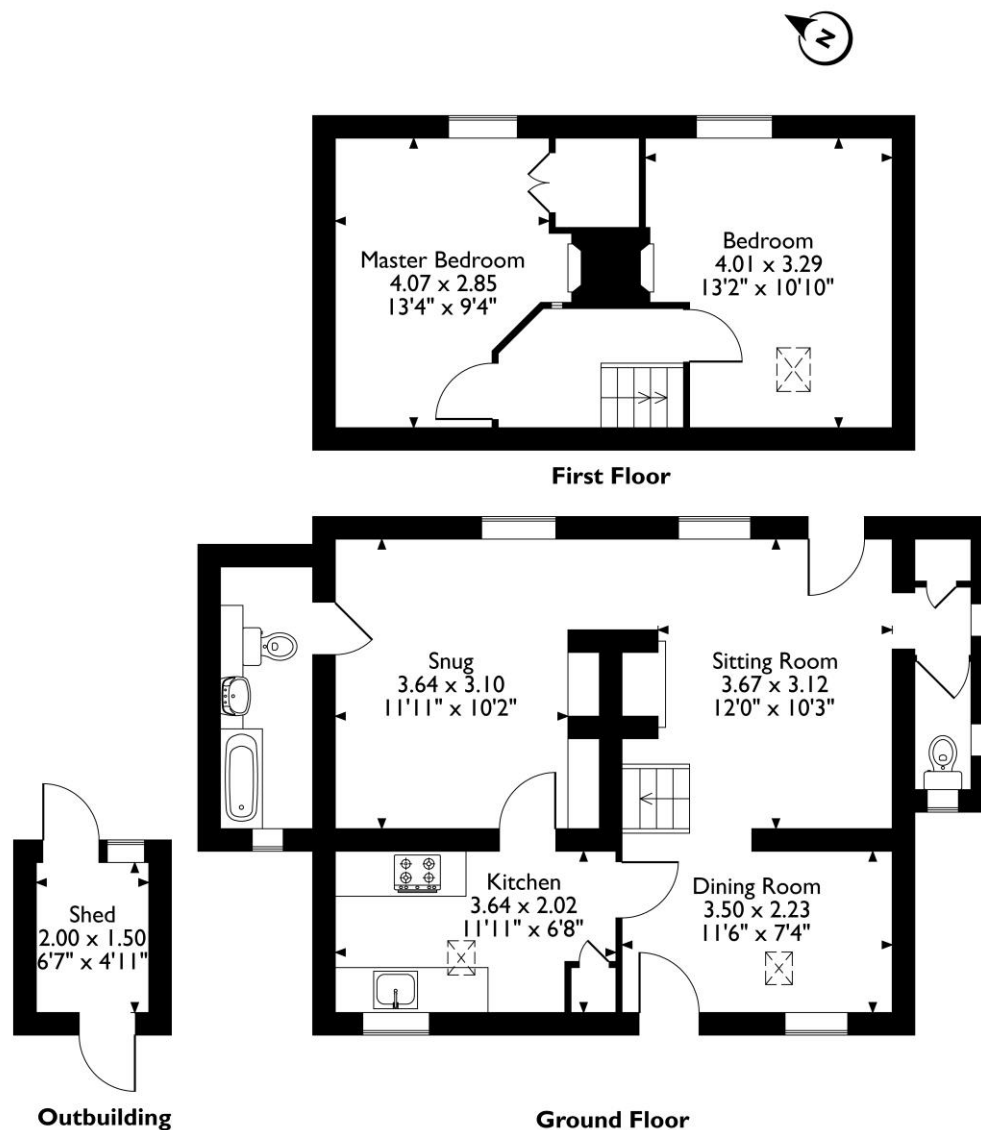
Viewings

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









Total Approx Gross Internal Floor Area = 88 Sq/m - 947 Sq/ft
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 8647083 - © 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