



OLD ORCHARD

BULWICK | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

OLD ORCHARD | BULWICK | NORTHAMPTONSHIRE | NN17 3EU

A detached house with scope for refurbishment, extension or redevelopment,
set on a beautiful, mature plot of 0.52 acre, within a popular village.

Hall | Living Room | Conservatory | Dining Room | Kitchen | Study / Bedroom 3 | Shower Room

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Landing | Two Double Bedrooms | Jack & Jill Washroom

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Gardens | Hard Tennis Court | Driveway | Garage & Carport



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12 Market Place, Oundle, PE8 4BQ

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The Property

This detached, chalet-styled house was built about 50 years ago for the current owners. Set beautifully back from the roadside, the house sits fairly centrally within its half-acre plot. The house was designed to maximise enjoyment of its beautiful garden, with the principal rooms having large windows, affording a lovely outlook. Having been in the same family for so long, the house is now ready for an update. The superb plot size would allow for a sizeable extension, or even for a second dwelling to be constructed upon the site, subject to any necessary permissions.

There is a degree of versatility about the design, as it is possible to have a ground floor bedroom, with shower room, if single storey living is desired. The accommodation currently comprises an entrance hall, a large living room with conservatory to the rear and a dining room to one side. The kitchen is fitted with a range of wall and base units with a number of free-standing appliances. The side hall offers additional storage and is a convenient entry point for day-to-day use.

The study at the front of the house could serve as a bedroom. Across the hall, is the shower room / WC.

On the first floor there are two double bedrooms, each with a far-reaching view. Between them is a washroom with a door to each bedroom.

The plot size and gardens are a particular feature of this home. The drive leads up from the roadside to a large parking area in front of the garage and carport. The gardens wrap-around the house with good depth to the front, side and rear. To the west of the house is a hard tennis court, in front of which is an orchard. The main lawn runs to the south of the house and is surrounded by mature trees and shrubs. There is a useful store to one side. The garden enjoys good privacy.

Location

Bulwick is a traditional village that evolved around Bulwick Hall and its associated farms. There is a village shop and a popular public house, The Queens Head. Nearby is a farm shop and café. The market towns of Oundle, Uppingham and Stamford are within easy reach, offering a range of independent shops and restaurants, as well as supermarkets and other services. Each offers a good choice of schooling. Corby is nearby and offers rail services to London and the north.

Services	Council Tax	EPC	Tenure
Mains electricity and water. Private drainage. Oil-fired central heating, with new oil tank.	Band E	Band TBA	Freehold, with vacant possession

Viewings

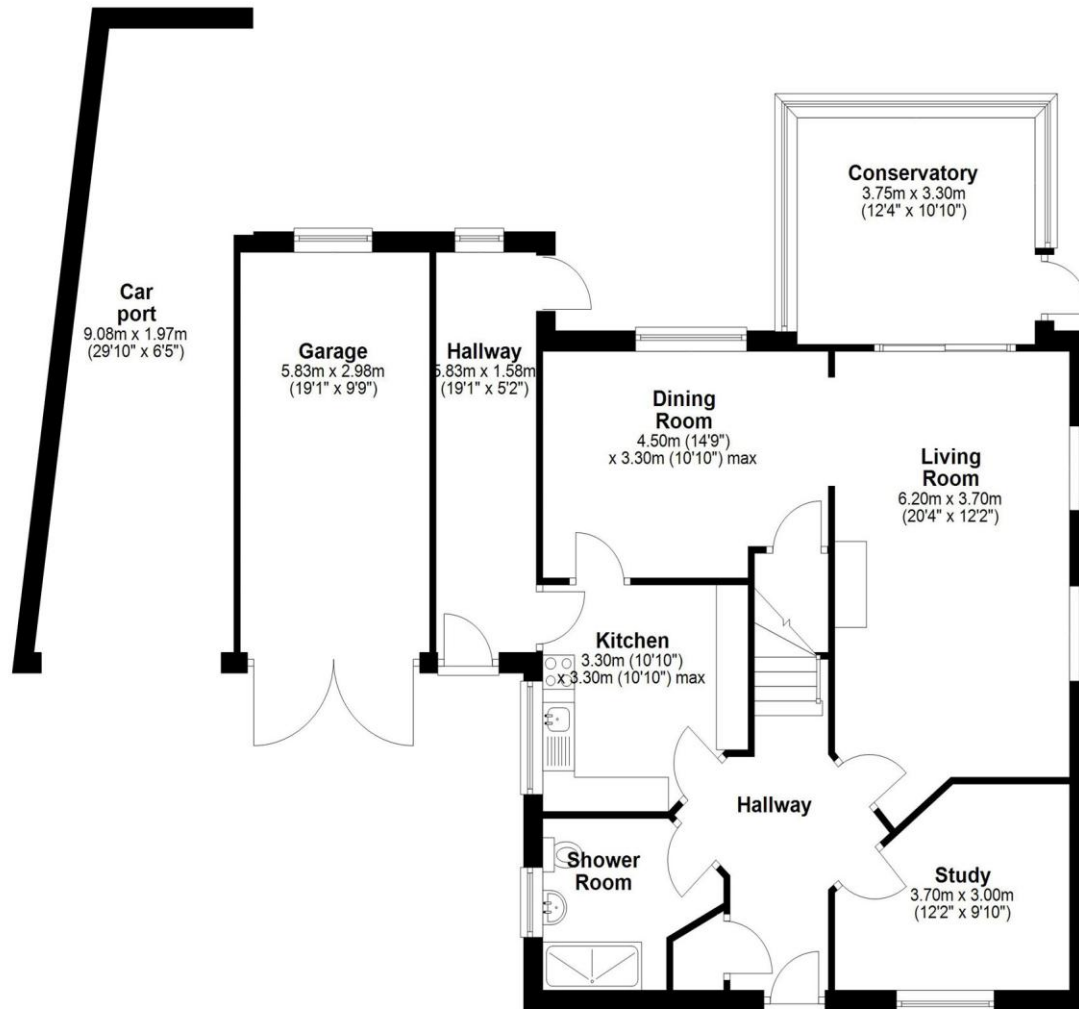
A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com



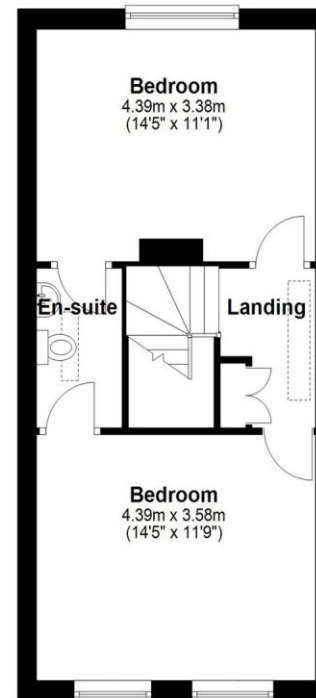




Ground Floor



First Floor



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Total Approx Gross Internal Floor Area = 185 sq/m (1982 sq/ft)

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