

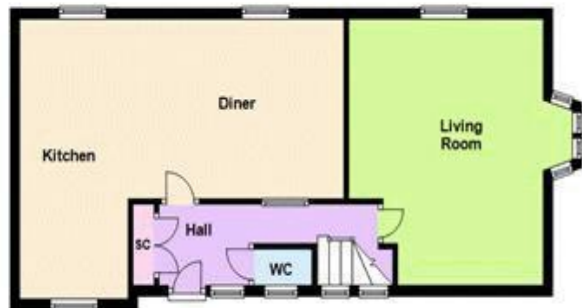


Floorplan

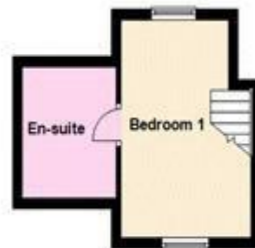
First Floor



Ground Floor



Second Floor



Measurements

Hall	16' 0" x 6' 0" (4.87m x 1.83m)
Kitchen area	17' 2" x 7' 7" (5.23m x 2.31m)
Dining area	15' 0" x 11' 0" (4.57m x 3.35m)
Living Room	13' 7" x 17' 7" (4.14m x 5.36m)
Bedroom 2	12' 6" x 10' 8" (3.81m x 3.25m)
Bedroom 3	9' 7" x 12' 9" (2.92m x 3.88m)
Bedroom 4	10' 2" x 7' 5" (3.10m x 2.26m)
Bathroom	9' 6" x 6' 8" (2.89m x 2.03m)
Bedroom 1	8' 8" x 17' 6" (2.64m x 5.33m)
En-suite	6' 7" x 8' 0" (2.01m x 2.44m)



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“Character and Individuality”



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Located within the well-served village of Gretton which sits on the Northamptonshire and Rutland borders, this stone-built character cottage occupies a generous sized plot which comes with an extensive private driveway, garage and established rear garden with neighbouring countryside. Retaining some beautiful period features such as exposed internal timber beams, ingle nook fireplaces and pretty stone mullion windows, the scene is set before you step inside to experience a stylish and tastefully modern interior which is presented to a high standard throughout.

Property Highlights

Cromwell House is an individual stone property situated within Gretton on a deceptively sized plot and is being offered for sale with a well-worked living space which has been sympathetically renovated to retain original features whilst offering comfortable accommodation over three floors.

A composite stable style door provides access to the entrance hall which features a storage cupboard, ceramic tiled floor and an original exposed timber beam. Stairs rise to the first-floor landing and there is access to the guest WC.

The living room is triple aspect and features an original stone mullion bay window to the front elevation, there is an exposed feature stone wall and a chimney breast which reveals a multi-fuel burning stove.

The kitchen/dining room also features an impressive ingle nook fireplace with an oak mantel and a multifuel burning stove, exposed stone wall and beams. The ceramic tiled floor extends through from the entrance hall. There is a fitted range of wall and base level units including drawer storage with detail edged solid oak work surfaces with tiled wall surrounds. There is a free-standing Smeg range style cooker whilst space is provided for your own dishwasher and washing machine.

The first-floor landing is light and airy featuring an exposed original timber beam and a second staircase which rises to the main bedroom suite.

There are three bedrooms on the first floor all with exposed feature stone wall detailing and timber beams.

The family bathroom includes a side panel bath with shower and screen, there is a WC and a wash hand basin set within a vanity storage unit. Ceramic tiled wall surrounds.

The main bedroom features a part vaulted ceiling and exposed structural beams, double doors lead through to the modern en suite shower room which includes a double sized walk-in shower enclosure with direct and rain fall shower heads, WC and a pedestal wash hand basin with split face ceramic tiled wall surrounds and floor.

Mains gas fired central heating system and newly fitted UPVC double glazed windows to majority of the property (some windows have been sympathetically left original to maintain the character of the property).

Council tax band: E

Outside

The plot is well-maintained offering gated car access to the gravelled driveway which offers extensive parking space and access to the single garage with inspection pit. There is a secret garden space which offers a good degree of privacy with structural planting providing access through to the main garden at the rear which is a generous size and mainly laid to lawn with an array of established fruit trees, a vegetable plot and a timber summer house with electric connected. There is a small pond, green house and a timber shed.

7 Maltings Road

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Guide Price £550,000

