



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Stanion, Northamptonshire, NN14 1DF
£375,000

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"Beaming Brightly"

This charming Grade II listed cottage provides character accommodation with 1078 square foot of living space plus a separate office/work shop and a modern stone garage with WC which could be converted into an annex (subject to planning). Set within the heart of Stanion village the property comes with a gated driveway, rear garden which extends back with fruit cage and vegetable beds. The accommodation comes with beamed ceilings and attractive exposed stone walls and includes a dining room with a wood burning stove, lounge with an open fire and a bespoke fitted kitchen. Upstairs there are two bedrooms and a bathroom. A interesting, individual thatched roof cottage.

Description:

Nicely positioned within the village this historic stone dwelling offers plenty of charm and character including a tiered thatched roof, beamed ceilings, exposed stone interior walls and a modern wood burning stove.

Well located for Corby, Kettering and also the A14, Stanion is a well connected village.

The main accommodation comprises two bedrooms and there is an insulated stone barn under a pantile roof which offers running water and heating which is currently being used as a office/workspace, ideal for home working.

The accommodation comprises a generous sized dining room with a quarry tiled floor, beamed ceiling, fitted shelves and there is a modern wood burning stove which warms most of the accommodation during the colder months.

Lounge with a open grate fire place, beamed ceiling and bespoke book shelves. A door opens onto the rear.

The kitchen is fitted with a bespoke range of oak units with work surfaces incorporating a sink with mixer tap and ceramic tiled wall surrounds. There is an AGA which is dual fuel providing a gas oven and electric hob rings. Central island unit with further storage and dining space, integrated dishwasher, tiled floor and a door which leads to the rear.

From the first floor landing there is access to storage which extends above the lounge area.

There are two bedrooms with the main bedroom featuring two front facing windows, vaulted ceiling, exposed beams and an over stairs storage cupboard. The second bedroom offers view over the rear garden.

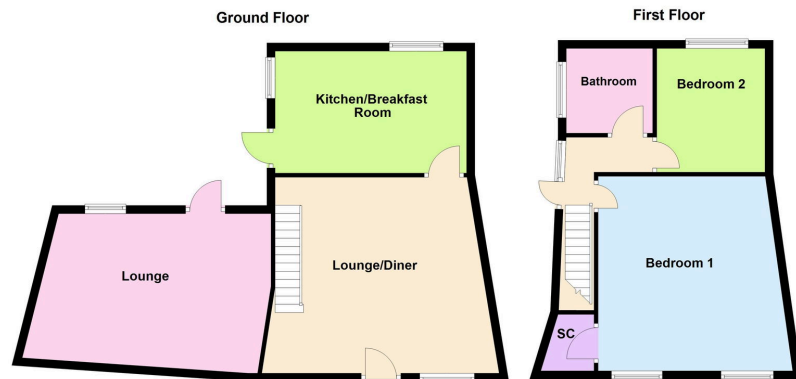
The bathroom includes a side panel bath with a separate shower above, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Gas fired central heating system.

Outside:

From the gated driveway there is parking for three cars with access to the modern stone garage which also features a WC. from the driveway/terrace area there is a brick built greenhouse which measures 8'4" x 5'3", there is a wood store and a covered seating area





- Pretty Grade II Listed Stone Cottage
- Positioned Within the Heart of Stanion
- 1078 Square Foot of Living Space
- Deceptively Spacious Accommodation
- Two Bedrooms
- Separate Office/Workshop
- Gated Driveway Providing Parking For Three Cars
- Modern Stone Garage with WC - Potential to be an Annex STP
- Garden with Extensive Vegetable and Fruit Raised Beds
- Character Interior with Wood Burning Stone



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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