



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Brigstock, NN14 3HA

£545,000

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"Fotheringhay House"

A fine Grade II listed stone home nestled within the heart of Brigstock village benefitting from a large plot with a gated driveway and a detached double garage. The well presented accommodation retains some beautiful features such as the stone mullion front windows, beamed ceilings and an Ingle Nook fire place. The accommodation comprises reception hall, living room, dining room, modern fitted kitchen, utility and there is a ground floor shower room while upstairs there is a family bathroom and three double bedrooms.

Outside the rear garden offers a good degree of privacy and scope for further develop the property (subject to planning consent). A unique period home set within a thriving village community which is well serviced by local amenities.

Outside:

The property comes with side gated vehicular access to the 90' driveway which provides parking and access to the double detached garage which has an electric remote operated door. The garden is zoned into two area the immediate more formal garden is laid to lawn and is retained by stone walling and hedging, this area measures 49' x 36'. The rear part of the garden is larger measuring 74' x 45' and is mainly laid to lawn. The plot offers potential for further development (subject to planning consent). The rear garden faces south/east.

Room Measurement:

Living Room 4.98m x 3.71m (16'4" x 12'2")

Dining Room 4.17m x 4.88m (13'8" x 16'0")max

Kitchen 4.93m x 2.44m (16'2" x 8'0")

Utility Room 2.26m x 2.08m (7'5" x 6'10")

Shower Room 2.36m x 2.24m (7'9" x 7'4")

Conservatory 4.57m x 2.95m (15'0" x 9'8")max

Bedroom One 5.11m x 3.2m (16'9" x 10'6")

Bedroom Two 3.81m x 2.9m (12'6" x 9'6")

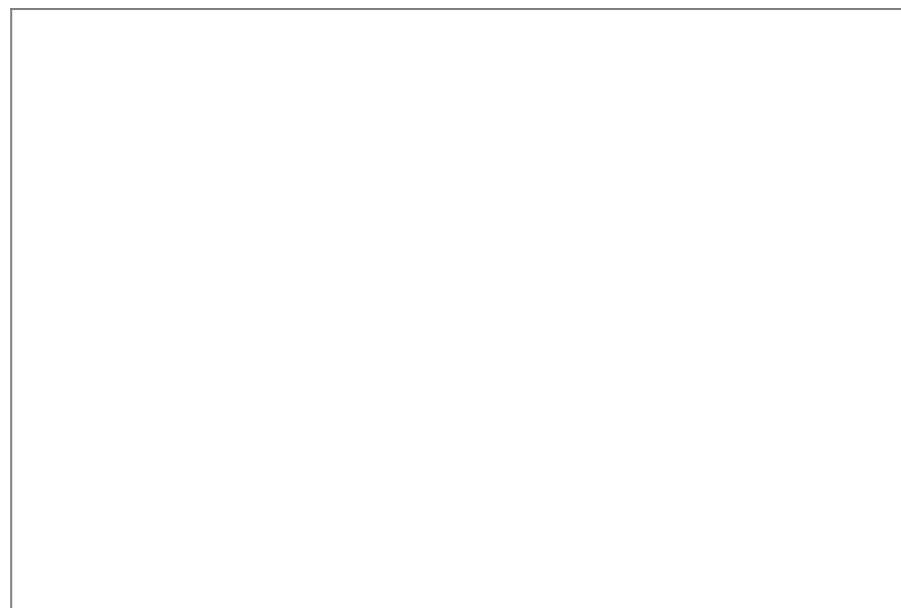
Bedroom Three 3.68m x 3m (12'1" x 9'10")

Bathroom 2.24m x 2.06m (7'4" x 6'9")





- Stunning Stone Property with Large Plot
- Gated 90' Driveway and Double Garage
- Grade II Listed
- Beautifully Presented Accommodation
- Modern Bathroom and Kitchen
- South East Facing Garden
- Potential to Extend (Subject to planning consent)
- Three Double Bedrooms
- Three Reception Rooms
- Dining Room with Ingle Nook



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 or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby,
Northamptonshire, NN17 1NU

