



6 Church Lane, Welford, Northamptonshire, NN6 6HB

HOWKINS &  
HARRISON



6 Church Lane,  
Welford, Northamptonshire,  
NN6 6HB

Guide Price: £210,000

This two-bedroom Grade II listed, thatched period cottage is located in the sought after village of Welford and offers a wealth of character and charm. The property is well presented throughout, boasting original beams and benefitting from a courtyard garden room to the rear, along with an off-street allocated parking space.

#### Features

- Popular village location
- Two double bedrooms
- Allocated parking space
- Original exposed beams
- Attractive rear courtyard
- Thatched Cottage
- Two reception rooms
- Secondary double glazing
- Electric storage heating





## Location

Welford is a picturesque village nestled within open farmland and countryside, close to the Northamptonshire and Leicestershire borders. Dating back to medieval times, the village boasts some 38 listed buildings, which account for much of its historic charm and appeal. The village is situated on the River Avon, on the edge of the popular Jurassic Way walking circuit, and has a marina sited on an arm of the Grand Union Canal. These features combine to make it very popular with walkers, cyclists, artists, and wildlife enthusiasts.

The village is very well positioned for the commuter with ready access to the north, south and west via the A14, M45/A45. Birmingham is only 45 minutes away via the M6. Both Birmingham International and East Midlands airports are within a 45-minute drive. The nearest train stations are Market Harborough, Long Buckby and Rugby, all of which are roughly 20 minutes' drive from the village. The Market Harborough station is on the Midland mainline route (Sheffield to London) taking you in to London St. Pancras in around an hour. Rugby and Long Buckby Stations access Northampton, with direct trains south to Milton Keynes and London Euston, west to Coventry and Birmingham, and north to Stafford, Stoke on Trent and the whole of the northwest. Rugby station also offers a direct train service to London Euston taking 50 minutes.



## Ground Floor

The property opens via a solid wooden front door into the dining hall, with stairs to the first floor. The focal point to the room is a beautiful, exposed brick-built inglenook fireplace and attractive exposed beams. There is a large window to the front aspect, affording plenty of natural light and solid wooden flooring, with ample space for a dining table and chairs. A door to the side leads through to the sitting room which has a continuation of the wooden flooring and character features, including wooden beams and a fabulous fireplace with original cast iron stove, wooden surround and exposed brickwork above, which provides a cosy feel to the room. The room also benefits from an electric storage heater. To the opposite side of the dining hall, a door leads to the kitchen which is fitted with solid wooden farmhouse style kitchen units

incorporating numerous cupboards and drawers, a wall mounted plate rack and a Belfast style sink, complemented by wooden worksurfaces over. There is space and plumbing for a washing machine, freestanding cooker and a fridge/freezer. There is an attractive cast iron feature fireplace and tiling to the floor. A door to the rear provides access to the courtyard garden.

## First Floor

The first floor landing has doors to the bedrooms and family bathroom. There are two double bedrooms both with low level windows to the front aspect and part vaulted ceilings. Each room boasts characterful beams and exposed brickwork around the chimney breast. Bedroom two has the benefit of a dressing area with built-in wardrobe and an airing cupboard, ideal for storage.

The bathroom comprises of a white suite, fitted with a pedestal wash hand basin, WC, chrome heated towel rail and a bath with attractive tongue and groove panelling, glass shower screen and electric shower over. There is wooden flooring, which benefits from being underfloor heated, and tiling to the walls with attractive exposed herringbone brick work and original wooden beams.

## Outside

From the kitchen, there is access to the paved courtyard garden with a planted flower border and built-in wooden storage, enclosed by a picket fence with gate providing access to the shared parking area, where there is one allocated parking space.

## Viewing

Strictly by prior appointment via the selling agents. Contact 01455-559203.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council - Tel:0300-126700.  
Council Tax Band – B.



Denotes restricted head height

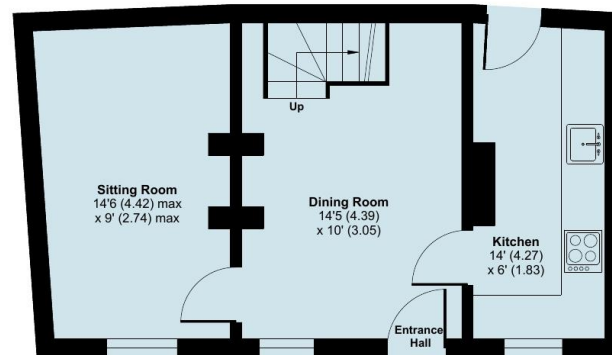
## Church Lane, Welford, Northampton, NN6

Approximate Area = 687 sq ft / 63.8 sq m

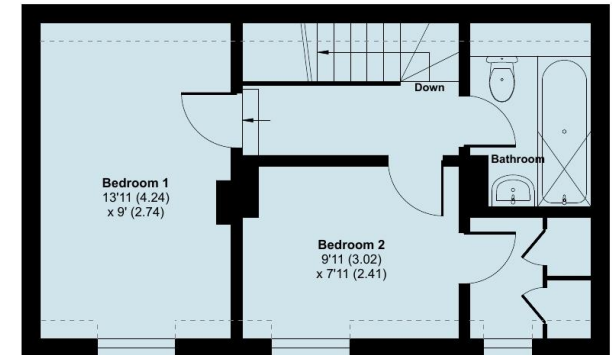
Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 721 sq ft / 66.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Howkins & Harrison. REF: 1091571

## Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203  
Email [lutterworthproperty@howkinsandharrison.co.uk](mailto:lutterworthproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.