



PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will also be required to pay an administration charge of £1,200 (£1,000 plus VAT)

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium of £2,400 (£2,000 plus VAT)

SERVICES

Main water electricity and drainage are connected. Central heating to the house has been from an oil fired boiler which is no longer in service.

HOW TO GET THERE

The property stands in a prominent village location with direct vehicle access from Station Road and is conveniently placed for access to the A45 Nene Valley Way dual carriageway, Brackmills Industrial Estate and the M1 Junction 15. From Northampton town centre proceed to the A45 Nene Valley Way dual carriageway and head east sign posted towards Wellingborough and the A14. Continue through the first junction to the next roundabout junction with the A5076 Great Billing Way and take the third exit along Crow Lane sign posted towards Cogenhoe. Continue through the traffic

lights over the humped back bridge at Billing Wharf and proceed up the hill where Billing Station House stands on the right hand side.

Billing Station House, Station Road, Cogenhoe, Northampton, NN7 1NQ



For illustration purposes only - not to scale

AUCTION GUIDE PRICE: £495,000

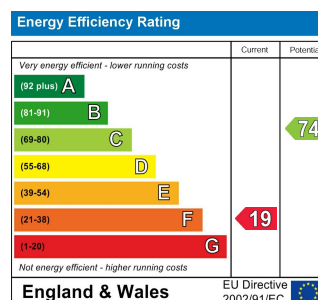
FOR SALE BY AUCTION ON WEDNESDAY 14th OF FEBRUARY 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £495,000 TO £550,000

VIEWINGS BY APPOINTMENT ONLY (SAT 27/1/24, SAT 03/02/24 & SAT 10/02/24 at 10AM-10:30AM)

Mixed-use residential and commercial property comprising of partly refurbished three-bedroomed detached house together with a range of commercial buildings providing approximately 3500 square feet of accommodation currently in use for repair and vehicle servicing. The property stands adjacent to Station Road close to Billing Wharf and includes a level grass paddock, the whole extending to approximately 0.8 of an acre. The property may be suitable for residential development subject to planning permission.

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9 Westleigh Office Park, Northampton, NN3 6BW
 T: 01604 259773 F: 01604 232627
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ACCOMMODATION

Comprising a three bedroomed property over two storeys having been extended at the side and majority refurbished with some outstanding work remaining.

RECEPTION HALL

17'7 x 12'0

Approached through a PVCu front door the hallway has LTV flooring and contains the stairs rising to the first floor and there are panelled doors leading to:-

KITCHEN/DINING ROOM

18'11 x 15'9

A superb open planned space the kitchen area fitted with floor and wall cabinets with Corian work surfaces incorporating sink unit and built in appliances including triple Siemens ovens, space for an American fridge freezer and a central island unit with a four place hob and concealed under floor extraction system. This room has underfloor heating (when working) and there is a two part vaulted ceiling with Velux roof lights and bi-folding doors opening to a terrace at the side.



LOUNGE

24'8 x 11'10

A spacious room with a cast iron log burner set on a stone hearth and with twin three casement window to the front elevation. An archway leads to:-



PLAYROOM/STUDY

20'6 x 7'01

Part converted and with window to side and rear elevation.



CLOAKROOM

Comprising white suite of WC and wash basin, there is a ceramic tiled floor and a vertical heated towel rail with window to rear elevation.

UTILITY ROOM

10'4 x 6'0

A high ceramic gloss floor and wall cabinets, laminated working surfaces, plumbing for washing machine, a stainless steel sink with cupboard and a door and window to the rear.

FIRST FLOOR

LANDING

20'10 x 3'8

With windows to the front elevation and doors giving access to:-

BEDROOM ONE

16'6 x 11'11

With a range of free standing wardrobes there is a three casement window to the front elevation and a three casement window to the rear enjoying countryside views.



SHOWER ROOM ENSUITE

8'0 x 3'0

Comprising white suite of ceramic tiled shower cubicle, a pedestal wash basin and a WC, a vertical heated towel rail and a window to rear elevation.

BEDROOM TWO

11'6 x 11'4

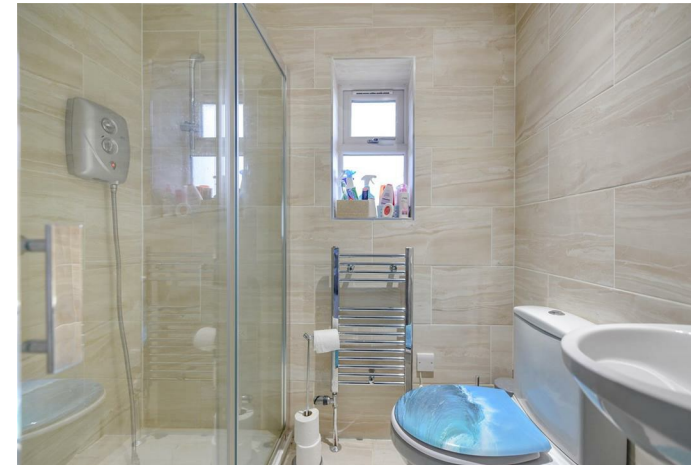
With a two casement window to the rear elevation, this room has a door leading to:-



SHOWER ROOM ENSUITE

6'3 x 3'9

With a white suite of ceramic tiled shower cubicle with Triton shower bracket, wash basin and WC. Stainless steel vertical towel rail and window to rear elevation.



BEDROOM THREE

15'3 x 9'0

Another double room with a three casement window to the front and two casement to the rear elevation overlooking fields. A door leads to:-



COMMERCIAL BUILDINGS

OFFICE

19'4 x 7'7

Containing stairs rising to first floor and directly open to the garage area a door leads to:-

WC

Suite comprising WC and hand wash basin.

STORE ROOM

19'3 x 7'0

With floor cupboards, sink and windows to side elevation and plumbing for dishwasher.

STUDIO/OFFICE

29'9 x 11'2

Located on the first floor with a vaulted ceiling windows to both gables and approached by a winding staircase. There are Velux roof lights and stainless steel sink unit with fitted floor cabinets.

DOUBLE GARAGE

22'9 x 20'0

Interconnecting from the office with light and power connected.



TANDEM GARAGE

38'3 x 18'8

With corrugated Asbestos roof and roller door, this area opens internally to:-

COMMERCIAL SHED

43'7 x 32'0

A clear span building with steel frame construction and corrugated sides and roof over a concrete floor there is an electrically operated roller door, fluorescent lighting and single phase power supply.

TIMBER SHED

25'6 x 9'3

Located in paddock area.

PADDOCK

Located at the western end of the site the flat grass paddock is bounded by a combination of post and rail fencing with established hedges and mature trees and is currently used as open storage.



For further information on viewing call 01604 259773