



no current connections or meters. The property is known to have had a private water supply from a well. It is not known if there is a connection for main drainage.

LOCAL AMENITIES

Thrapston is an historic market town located approximately 10 miles to the east of Kettering and can be approached by either junction 12 or junction 13 of the A14 A1 M1 link road. The property stands in the heart of Thrapston town centre a short walk from the High Street where there are all main facilities including shops, fast food outlets, bank and other amenities.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an Administration Charge of £1,800 (£1,500 plus VAT)

BUYERS PREMIUM

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

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 charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

HOW TO GET THERE

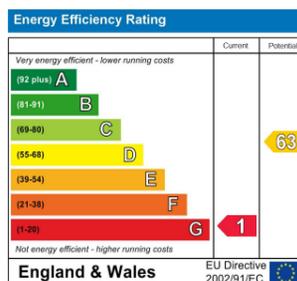
Entering the town along the Kettering Road proceed over the bridge over the River Nene into Bridge Street and at the roundabout junction with Midland Road continue straight on into the High Street and then take the first turning left into Chancery Lane where the property stands on the right hand side at the entrance to the Bull Ring.

DOIRG05072024/9903



Not to scale. For illustrative purposes only

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10 Chancery Lane, Thrapston, Kettering, NN14 4JL



FOR AUCTION - GUIDE £125,000 TO £150,000

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 18TH OF SEPTEMBER 2024 COMMENCING AT 11:00AM

SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £125,000 TO £150,000 FREEHOLD

VIEWINGS BY APPOINTMENT ONLY - SATURDAY 14TH SEPTEMBER 11:00AM TO 11:30AM

This substantial two storey period house is in need of full restoration and is believed to date in part from the 18th Century together with a west wing believed to be of Edwardian origin. The property contains a wealth of character features however the house has not been occupied for fifty years and parts of it are now derelict and cannot be accessed for viewing as some floors and ceilings are unstable. The owners did have the roof refurbished many years ago which has helped to preserve the features. The interior has the potential to offer up to four bedrooms with three reception rooms, pantry and kitchen as well as a courtyard garden and former garage standing in the heart of Thrapston Town Centre.

9 Westleigh Office Park, Northampton, NN3 6BW

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ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

16' x 8'

approached through a pannelled door from Chancery Lane the hall has an original quarry tiled floor and the stairs rise to the first floor landing. There is a sliding sash window to the side elevation and doorways lead to:



LIVING ROOM

16' x 13'9"

With open hearth fireplace and original cast iron hob basket there are sliding sash windows to two elevations, one standing within a recessed bay window.



DINING ROOM

14' x 14'

With open hearth fireplace with brick back and three sliding sash windows.



KITCHEN

13'10" x 12'4"

With cast iron former cooking range in chimney recess with cupboard to side, there are twin sliding sash windows, a door to the rear courtyard



INNER HALL

Giving access to the back staircase, to the pantry, which measures 10ft x 4ft, and leading to the former housekeeper's sitting room.

SITTING ROOM

12' x 11'7"

With former cast iron fireplace and door to alcove recess with old barrel vaulted ceiling, there is a window to the front elevation, an understairs store and a door to the covered side passage from Chancery Lane to the rear courtyard.

FIRST FLOOR

LANDING

16' x 8'1"

With doors to three bedrooms, there is a roof void access hatch, a window to the Chancery Lane elevation and a short flight of steps that lead to a back landing above the back stairs on a mezzanine level this in turn leading to the former housekeeper's bedroom four.



BEDROOM ONE

16' x 13'9"

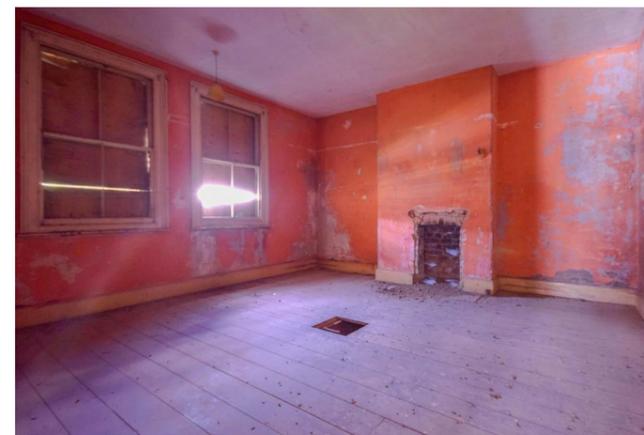
With open hearth fireplace and sliding sash windows to two elevations.



BEDROOM TWO

14' x 14'

With open hearth fireplace and sliding sash windows



BEDROOM THREE

13'10" x 13'10"

THE FLOOR OF THIS ROOM IS CONSIDERED UNSAFE AND THE AREA CANNOT BE INSPECTED



HOUSEKEEPERS BEDROOM FOUR

This room has not been inspected as this area of the property is considered unsafe for entry and cannot be inspected. Please refer to the floor plan for details.

OUTSIDE

The property stands on the corner of Chancery Lane and The Bullring and the garden is enclosed within a combination of paled fencing and high brick walls. There is a courtyard at the rear enclosed within brick and stone walls and now overgrown. A covered passage links the courtyard back to Chancery Lane. There is a former garage also standing at the rear with vehicle access opposite Castle Court.



PLANNING

The property stands within a Conservation Area however does not appear on the register of Listed Buildings.

LEGAL

The property is offered Freehold on a Possessory Title Registered at the Land Registry, the original deeds having been lost however the house has been in the same ownership since the 1940's.

SERVICES

There is evidence of a historic gas supply and main electricity but there are

For further information on viewing call 01604 259773