

2 Church Street
Cottingham
Cottingham
Leicestershire
LE16 8XG

£540,000

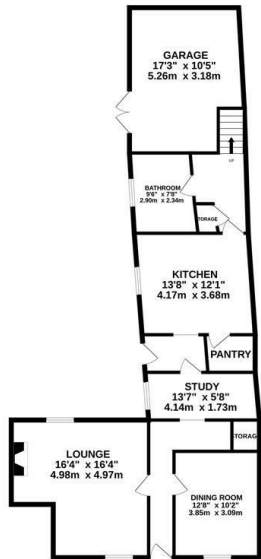


OSCAR JAMES

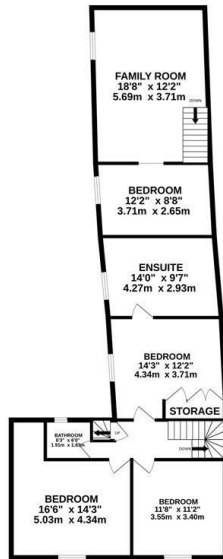
...expect excellence

FLOOR PLANS

GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



1ST FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



2ND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 2610 sq.ft. (242.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metreplex 10/2023



AT A GLANCE...



Cosy Lounge with Log Burner.



country kitchen.



5 bedrooms



3 Bathrooms



extensive gardens.



on road parking with spaces available off road also.



WHAT'S GREAT?

Purchase a little piece of history!!

Arguably the oldest residence in Cottingham with the undisputed longest residential oak beam in a private dwelling.!!

Step back in time with a contemporary twist!

Take a trip through days gone and view this Historical gem.

Location: The property is located in the heart of Cottingham village.

Construction: The house is constructed of stone and features a Collyweston slate roof.

Historical Significance: Believed to date back to the 1650s, the property has historical recorded significance.

Listing and Conservation: The property is Grade 2 listed, indicating its historical or

architectural importance. It is also located in a conservation area, suggesting a commitment to preserving its character and heritage.

Original Features: The house boasts a variety of original features, including quarry tiling flooring, exposed stone and beams, window seats, and wood paneling on the walls.

Versatile Accommodation: The property offers versatile accommodation, with 5/6 bedrooms and 4 reception rooms. This flexibility can cater to various lifestyle needs.

Outbuildings: In addition to the main house, there are several outbuildings, which can add extra utility or potentially be converted for specific purposes.

Overall, the property will appeal to those who appreciate historic charm, original features, and a versatile living space. If you have any specific questions or if there's more information you're seeking, feel free to let us know!

...expect excellence



SELLER'S SECRET

An exceptional historical home that has given us many years of joy raising our family.



Why we like it....

Purchase a little piece of history!!

To buy or not to buy....

OSCAR JAMES

13 New Post Office Square | Corby | NN17

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