



The Courtyard, Church Way

Ecton, Northamptonshire

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SALES & LETTINGS



The Courtyard, Church Way

Ecton
NN6 0QE

Price
£465,000

Yew Tree Cottage is a stunning stone fronted spacious four double bedroom coach house style with garage, located on an exclusive gated development, set in beautiful landscaped gardens, within the grounds in the Manor of Ecton Hall. This property is rarely available, constructed in a period style by Knight and Cross in 1986, holding an attractive position within this development with stunning views over the grounds and offered with no onward chain.

Accommodation comprises entrance hall, large sitting room, study, dining room, kitchen/breakfast room, cloakroom/WC and utility room with access to the rear gardens through a stable door and to the integral garage. First floor landing, large master bedroom with ensuite bathroom, three further double bedrooms and shower room. Outside is a private enclosed rear garden with part stone walling with access to the side offering mature planting and patio area with woodland beyond. The front garden is open plan with attractive planting plus communal lawns with various flower and shrub borders. There are visitor car parking spaces as well as designated spaces for the property. Ecton is a highly sought after village with schooling, hotel and public house plus easy access to A45/M1 link roads. (A/1765/M)

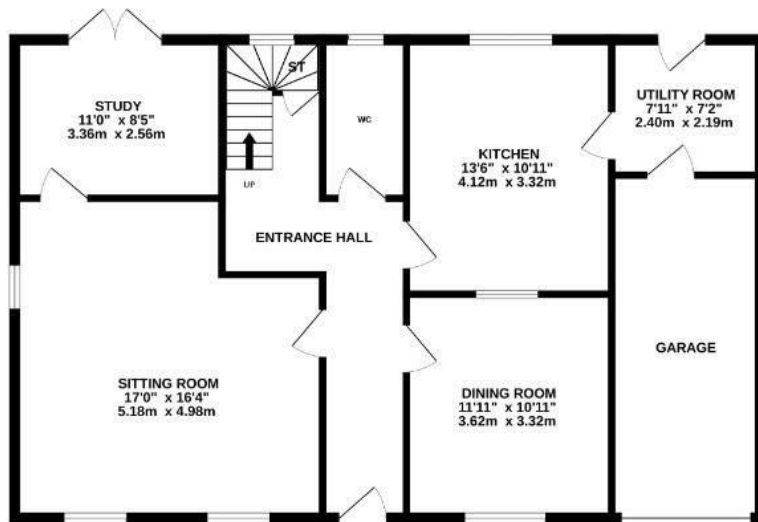
AGENTS NOTE: The property is offered for sale on a 500 year lease with approximately 463 years unexpired. There is a monthly charge of £106 payable monthly in respect of the maintenance of the common part of Ecton Hall which includes the grounds, driveways, car parking spaces and lighting of the same.

- Stunning stone fronted four bedroom property
- En-suite to master bedroom
- Three reception rooms
- Private enclosed rear garden
- Garage
- No onward chain



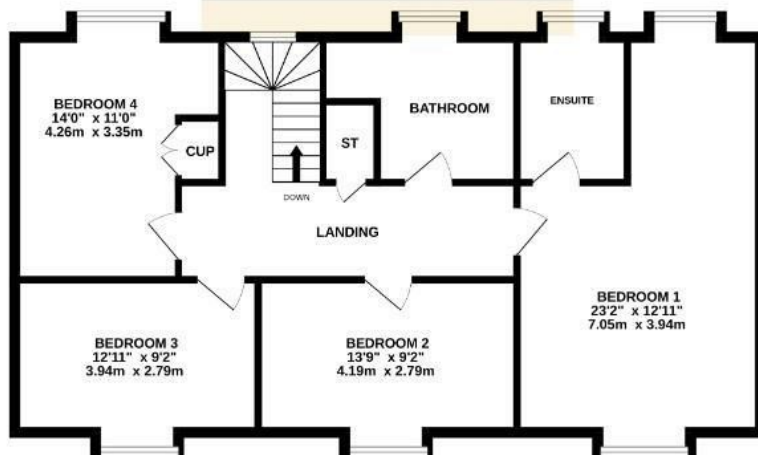


GROUND FLOOR



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1ST FLOOR



TOTAL FLOOR AREA: 1765sq.ft. (164.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Additional information

- Council Tax Band: F
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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