



# West Street

Earls Barton, Northamptonshire

oriordanbond  
SALES & LETTINGS



## West Street

Earls Barton  
NN6 0EW

Price  
£535,000

A beautiful four bedroom stone Grade II Listed stone house located in the centre of the village. The property has undergone a sympathetic refurbishment by the current owners whilst keeping original features and character to include exposed beams and latch doors. Dating back to the 16th century, the property was previously the village Doctors Surgery, located in the heart of the sought after village of Earls Barton.

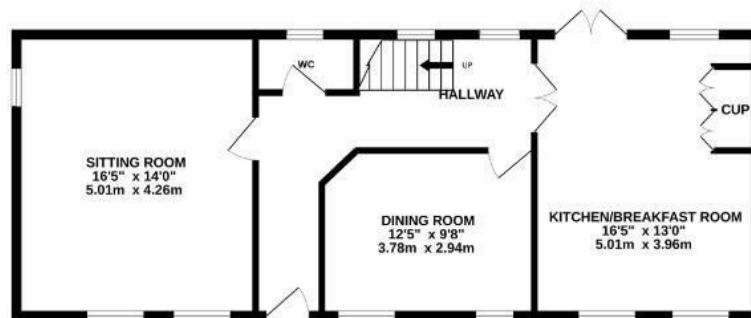
Accommodation comprises entrance hall with stairs rising to first floor, cloakroom/WC, large sitting room with brick-built fireplace, dining room, fitted kitchen/breakfast room, first floor landing, master bedroom, two further double bedrooms and stairs rising to fourth bedroom with exposed beams and a spacious refitted bathroom with stand-alone bath and twin wash basins. There is a further staircase leading to a loft storage room. Outside, to the front is a good size cottage style garden with stone retaining wall. To the rear is a blocked paved driveway providing parking for two to three cars with access to the rear of the cottage and steps to the rear enclosed garden with picket fencing and close board fencing and stone walling. The good size garden is mainly laid to lawn with mature planting and large patio ideal for entertaining. Further benefits include refitted wooden windows and gas central heating. The property is located in the sought after village of Earls Barton with a wealth of amenities to include good schooling, doctors, shops, coffee houses, bus routes easy access to the A45/M1 (B/1767/M)

- Beautiful Grade II Listed four bedroom stone house
- Separate reception rooms
- Fitted shaker style kitchen/breakfast room
- Gas central heating and original features
- Good size enclosed rear garden
- Off road parking

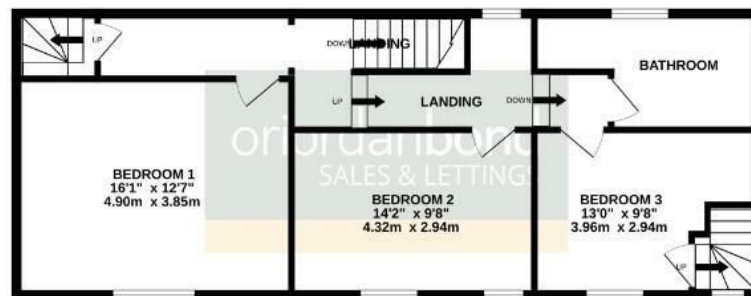




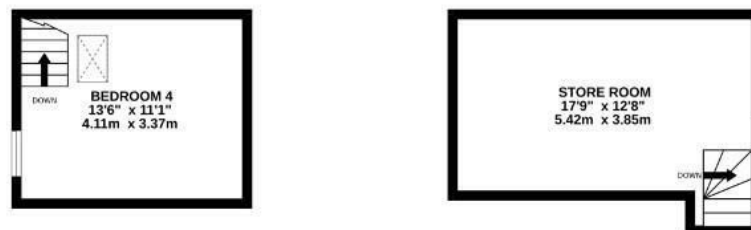
### GROUND FLOOR



### 1ST FLOOR



### 2ND FLOOR



TOTAL FLOOR AREA : 1767 sq.ft. (164.2 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: E
- Energy Efficiency Rating:

### 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.

**O'Riordan Bond Earls Barton Sales**

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