



# HARWOODS

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The Coach House, 11 London Road, Wellingborough, NN8 2BT - House & 2 Flats

£545,000 - Freehold



## The Coach House, 11 London Road, Wellingborough, NN8 2BT - House & 2 Flats

A unique opportunity to acquire a character four bedroom converted coach house together with two adjoining one bedroom flats. This small portfolio of three properties would be ideal for any buyer wanting a family home and an income source. The flats have potential to provide rental income (one will require energy efficiency upgrade first) or for use by older "still at home" grown up children, aged relatives as a granny annexe, or au pair accommodation etc. The Coach House is currently occupied by the sellers and the two flats are vacant.

The Coach House offers generous sized family space and has ample parking, double car port and an interesting cottage style garden including small workshop/store. The one bedroom flats (No 5 on the ground floor and 5a upstairs) are both self contained with their own kitchen and shower room facilities. An inter-connecting door from the coach house gives direct access to the ground floor flat but this could be blocked up by a buyer if it is not required for future use.

For any extended family wanting to find a home base to accommodate multi-generational living then this is a must see property. The properties are in the town centre conservation area and just a few minutes walk from the town centre shopping facilities, schools & theatre. The railway station is a twenty minute walk.

The Coach House is Freehold. The two flats are currently Leasehold but the sellers also now own the Freehold for the flats as well and so will be including that within the sale. This will mean that the eventual buyer will own the freehold for all three properties.

Wanting something unusual and interested to view? Talk to Harwoods and we will make arrangements to show you around. Viewing highly recommended.

Current EPC Ratings; Coach House - Band F. Ground Floor Flat - Band E. First Floor Flat - Band F.



# The Coach House, 11 London Road, Wellingborough, NN8 2BT- House & 2 Flats

The Accommodation comprises:  
(Please note that all sizes are approximate only).

## 5 LONDON ROAD - Ground Floor Flat (EPC Rating E)

### Entrance Porch

Timber part glazed entrance door. Inner door to:

### Living Room

12'11" x 12'4" (3.94m x 3.76m)

Night storage heater, gas convector heater, bow window to the front, doors off to kitchen, bedroom and lobby.

### Kitchen

10'10" x 8'0" (3.30m x 2.44m)

Single drainer sink, base cupboards, base drawers, wall cupboards and work-surface areas. Plumbing for washing machine, gas cooker, Heatrae Sadia electric domestic water heater, gas convector heater, window to the front and door to shower room.

### Shower Room

Shower enclosure and washbasin. Part tiled walls, extractor fan, electric towel radiator and door to WC.

### WC

White close-coupled WC. Part tiled walls. Window to the rear.

### Bedroom

12'11" x 9'7" (3.94m x 2.92m)

Night storage heater, gas convector heater, electricity meter/ fuse board cupboard, window to the front and door to lobby.

### Lobby

Storage cupboard, door to living room and inter-connecting door to the Coach House.

## 5A LONDON ROAD - First Floor Flat (EPC Rating F)

### Entrance Hall

Timber part glazed entrance door and staircase rising to 1st floor accommodation.

### First Floor Landing

Doors off to living room and bedroom.

### Living Room

12'11" x 12'4" (3.94m x 3.76m)

Night storage heater, window to the front and door to kitchen.

### Kitchen

10'9" x 8'0" (3.28m x 2.44m)

Single drainer stainless steel sink, base cupboards, wall cupboards and work-surface areas. Plumbing for washing machine, night storage heater, Main Medway gas domestic water heater, window to the front and door to shower room.

### Shower Room

Shower enclosure and vanity washbasin. Part tiled walls. Door to WC.

### WC

Close-coupled WC, extractor fan and electric fan heater.

### Bedroom

13'0" x 9'10" (3.96m x 3.00m)

Night storage heater, electricity meter/fuse board cupboard, loft access and window to the front.

## THE COACH HOUSE, 11 LONDON ROAD. (EPC Rating F)

### Entrance Hall

Panelled part glazed entrance door, exposed ceiling beams, double radiator, stairs to 1st floor (stairs from living room and hall combine to then lead to the first floor). Doors off to living room and dining room.

### Living Room

24'1" x 17'3" (7.34m x 5.26m)

Extended raised brick hearth with log storage and log burning stove. Ceiling cornice, two double radiators, three windows overlooking the garden and French doors to the side with feature exposed brick arch over.

### Dining Room

17'3" x 12'4" (5.26m x 3.76m)

Fireplace with brick hearth. Double radiator, two windows overlooking the garden, three steps leading down to an inter-connecting door giving access into the ground floor flat (no 5), door to kitchen.

### Kitchen

17'3" x 10'1" (5.26m x 3.07m)

Deep Belfast sink and oak faced kitchen units comprising base cupboards, wall cupboards, tall cupboard and marble style work-surface areas. Integrated dishwasher, integrated tall fridge, range style cooker and filter canopy over. Herringbone pattern tiled floor, kick-space heater, window overlooking the garden and part glazed door to utility room.

### Utility Room

9'1" x 6'2" (2.77m x 1.88m)

Herringbone pattern tiled floor, wall shelving, plumbing for washing machine, high level side window, Ideal Mexico gas central heating boiler and door leading to rear porch.

### Rear Porch

Brick paved floor, washbasin, door to garden and door to WC.

### WC

White low-flush WC. Brick floor. Window to the side.

### First Floor Landing/Home Office/Living Space

18'2" max plus bay x 24'10" max (5.54m max plus bay x 7.57m max)

A very large open plan space that has been used by the current owners as a home office and has a fitted desk, file storage and book-shelving. The space would be suitable for many other uses and would make good extra living space. Exposed floorboards, radiator, two exposed ceiling timbers, Velux double-glazed skylight window, window overlooking the garden, bay window overlooking the garden, doors of to all bedrooms and bathroom.

### Bedroom 1

16'9" plus bay x 8'11" plus bay (5.11m plus bay x 2.72m plus bay)

Radiator, window overlooking the garden, bay window overlooking the garden and further bay window to the side.

### Bedroom 2

16'9" x 8'10" (5.11m x 2.69m)

Radiator, loft access, window and bay window both looking to the side.

### Bedroom 3

10'2" x 9'0" (3.10m x 2.74m)

Range of fitted bedroom furniture including wardrobe, bed, dressing table, shelving and cupboards. Radiator and window to the side.

### Bedroom 4

10'2" x 8'10" (3.10m x 2.69m)

Radiator, built in airing cupboard with lagged hot water cylinder, window overlooking the garden and further window to the side.

### Bathroom

WC with concealed cistern, panelled bath, shower enclosure and vanity washbasin. Part tiled walls, towel radiator, exposed ceiling timber and window looking to the garden.

### Outside

The external access is on foot only to the two flats. The Coach House has a vehicular access from London Road and there is sufficient covered space for two cars under a large car port. The sellers advise that they can get up to 5 cars off road given careful parking.

The Coach House has a very pretty and interesting cottage style garden with brick pathway, lawn, gravel area, raised beds and a block paved patio with pergola over. There is also a useful brick outhouse/garden store that measures approximately 10 ft x 11 ft (3 m x 3.3m).

There is a small area of garden immediately to the front of the ground floor flat.

### Council Tax Bands

North Northamptonshire Council. The two flats are both Council Tax Band A and the Coach House is Council Tax Band E.

### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.



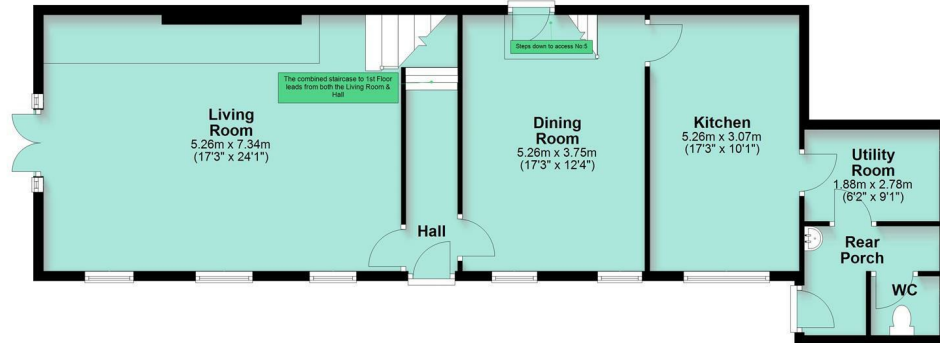




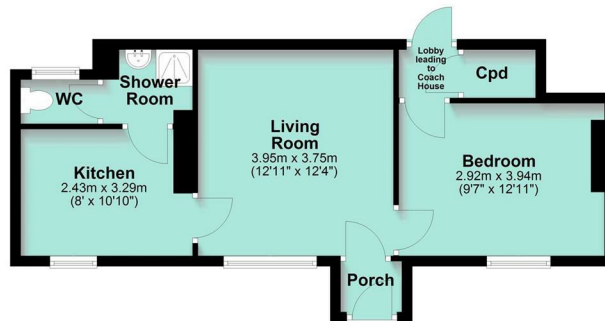




The Coach House - Ground Floor



Ground Floor Flat (no 5)



This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

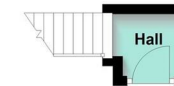
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The Coach House - First Floor



First Floor Flat (no 5A) - Ground Floor Entrance



First Floor Flat (No 5A)



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