



Mount Pleasant, Yardley Gobion, NN12 7TL



15 Mount Pleasant
Yardley Gobion
Northamptonshire
NN12 7TL

£410,000

A former Victorian orphanage which has been sympathetically converted into a fabulous and characterful 3 bedroom house with a contemporary extension.

The property offers a wonderful blend of period charm with features such as exposed brickwork, panel doors, high ceilings and a fireplace, along with contemporary styling with the stunning architect designed contemporary extension - again with high ceilings and the extensive use of glass. The accommodation comprises, on the ground floor; a hall, large living room, stunning kitchen/ dining room and a shower room. The first floor has 3 bedrooms and the second floor a large bathroom.

The property is located at the end of a private road and has off road parking for 2 cars and a rear garden which has been landscaped for low maintenance.

This is a truly unique home which must be seen.

- Victorian Property with Contemporary Extension
- Large Lounge With Exposed Brick Wall
- Architect Designed Contemporary Kitchen/ Dining Room
- 3 Bedrooms
- 2 Bath/ Shower Rooms
- Off-road Parking for 2 Cars
- Attractive Private Road Setting
- Landscape Garden for Low Maintenance
- STUNNING HOME - MUST BE SEEN





Ground Floor

An entrance hall has a quarry tiled floor and a door to the lounge.

The lounge is a characterful room with a high painted timber clad ceiling, exposed brickwork to one wall, open fireplace and windows to front and rear aspects - the rear window looks into the kitchen. Under stairs cupboard and a period pine door leading to the inner hall.

An inner hall has a lobby area with space and plumbing for a washing machine and tumble dryer (hidden behind a shutter blind).

A shower room has a suite comprising W.C., wash hand basin and shower cubicle.

The kitchen/dining room is a stunning room of modern contemporary style with a high vaulted ceiling and full length roof glazing with double glazed units. The kitchen area is fitted with a range units to base level with wood worksurfaces over, a one and a half bowl ceramic sink, integrated dishwasher and fridge. A glazed door leads to the rear garden. The dining area has a high vaulted ceiling and French doors opening onto the garden.

First Floor

The landing has period panel doors leading to bedrooms 2 and 3 and an open doorway to the master bedroom.

The master bedroom has two windows to the front, feature lighting and stairs leading to the second floor bathroom.

Bedroom 2 has a window to the rear and feature lighting.

Bedroom 3 has a window to the side aspect.

Second Floor

The landing has a large eaves storage cupboard which houses the gas central heating boiler. A solid wood door leads to the bathroom.

The bathroom is a large room with a part vaulted ceiling and skylight windows to the rear. The suite comprises W.C., wash basin and a double ended bath with a shower over. Mosaic tiled walls and a storage cupboard.



Outside

The front garden has a gravel driveway providing off-road parking.

The rear garden has patio with steps up to the the remainder of the garden which has been landscaped with low maintenance in mind. It is laid with slate chips and central timber deck. The garden is enclosed by fencing.

Heating

The property has gas to radiator central heating.

Windows

The property has UPVC double glazed windows.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: D

Location - Yardley Gobion

Yardley Gobion is a sought after village and is conveniently located off the A508 between Milton Keynes and Northampton. The historic coaching town of Stony Stratford with it's extensive shopping facilities is approximately three miles away. Central Milton Keynes with it's main-line railway station (London to Euston journey time is from 30 mins), junction 15 of the M1 is approximately 8 miles away and central Northampton approximately 10 miles away. The village is situated in the county of Northamptonshire and has a popular village junior school, grocery store, public house, social club and church.

Disclaimer

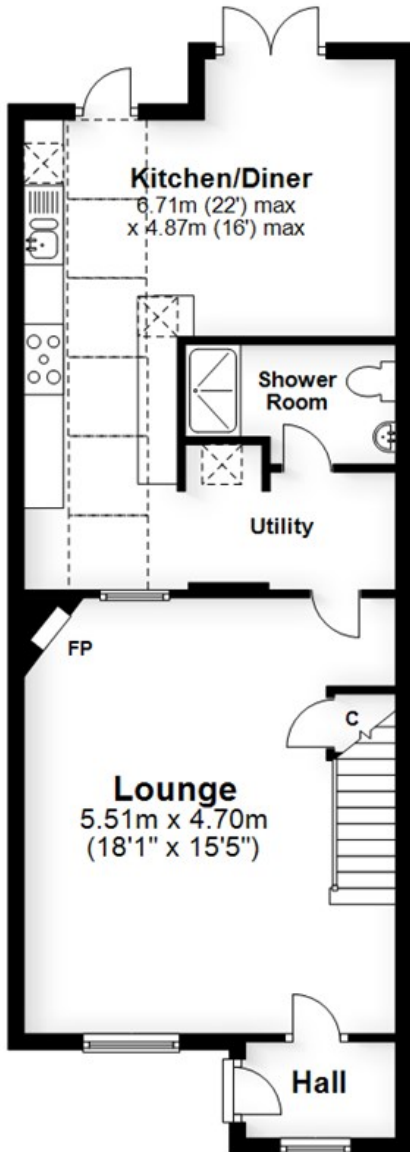
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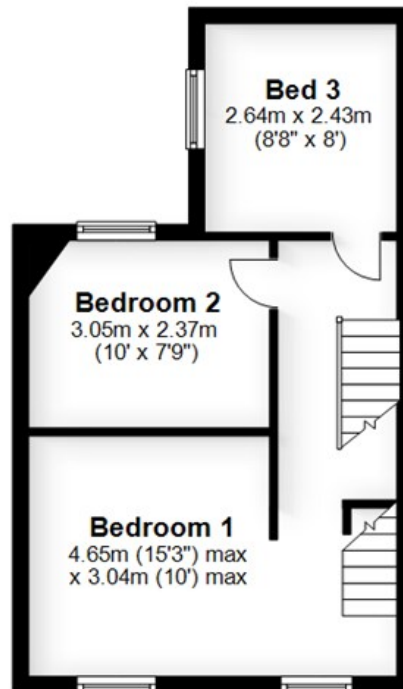
Ground Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



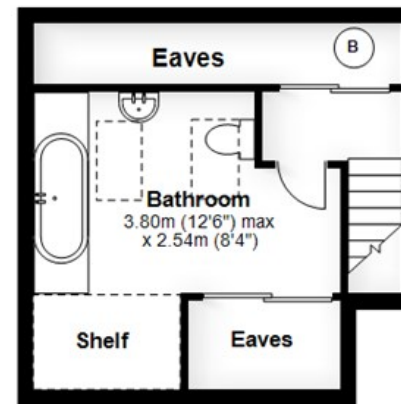
First Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



Second Floor

Approx. 14.0 sq. metres (150.5 sq. feet)



Total area: approx. 106.5 sq. metres (1146.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan plus the garage/ rooms over (Potential Annex). This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

