



# Orchard Hill

Little Billing, Northampton

oriordanbond  
SALES & LETTINGS





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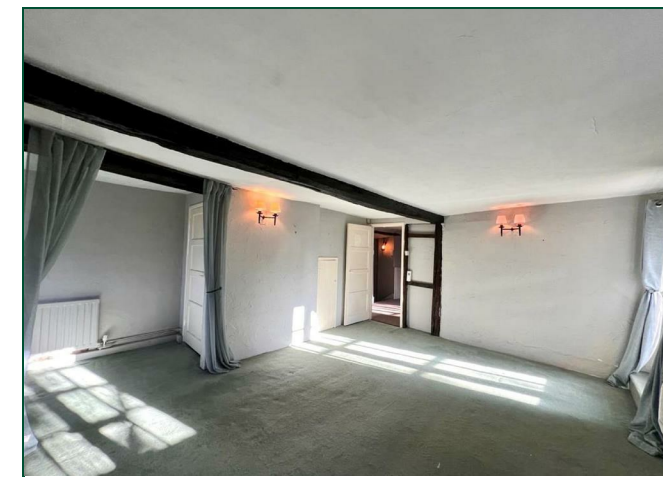
Little Billing  
NN3 9AG

Offers Over  
£500,000

A Grade II Listed stone cottage with re-thatched roof in 2004, formerly a farmhouse dating back to the 17th Century, situated within the heart of Little Billing with good access to local amenities.

The accommodation comprises sitting room with stone inglenook fireplace and study area, separate dining room with stone open fireplace, inner hallway, cloakroom/WC, kitchen/breakfast room and sun room. To the first floor there are three bedrooms with potential to create fourth bedroom and a family bathroom. Outside there is a driveway for several vehicles leading to a single garage and gardens to the side and rear enclosed by stone walls. This fine cottage has many attractive features such as deep silled windows, exposed ceiling and wall beams and exposed stone internal walls. Offered with no upper chain. (B/1315M)

- 17th Century Grade II Listed thatch cottage
- Four bedrooms
- Separate reception rooms
- Mature garden with summerhouse
- Off road parking
- No onward chain











#### Additional information

- Council Tax Band: D
- 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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