



**Cold Ashby Road**  
Guilsborough, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





# Cold Ashby Road

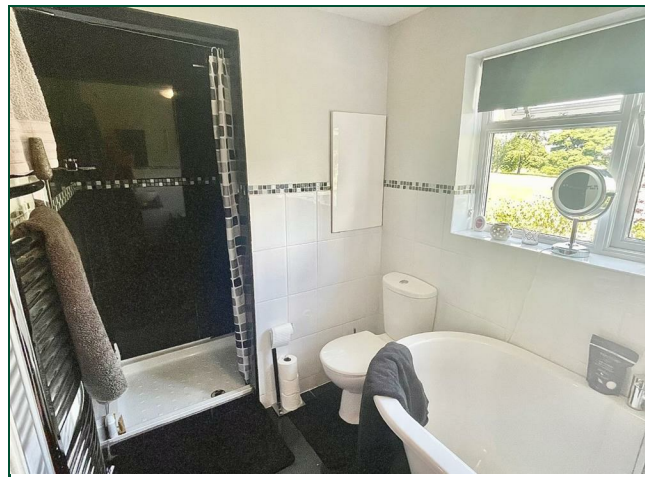
Guilsborough  
NN6 8QN

Guide Price  
£450,000

A beautifully presented three bedroom cottage, dating back to at least the 18th Century, located within the highly regarded village of Guilsborough. Measuring at just over 1300 square feet, the current owners have sympathetically modernised the property whilst retaining what is believed to be some original features including the open fireplace to the lounge and exposed beams and floor boards to the top floor.

The accommodation over three floors comprises entrance hall, snug, lounge with open fireplace and French doors to the garden, galley kitchen with door onto garden, utility room, downstairs WC and dining room. To the first floor are two bedrooms, one with ensuite shower room, and both offering built-in wardrobes along with a family bathroom. The second floor provides a spacious bedroom offering just over 300 square feet of space with built-in wardrobes and amazing views over the village. Outside, the property has gated off road parking along with a landscaped garden split over two levels offering a large patio area descending to a secluded section. The garden further allows access to the allotment and fields beyond. The current owner enjoys a large allotment plot and the lease can be transferred to the next owner. (A/1377/M)

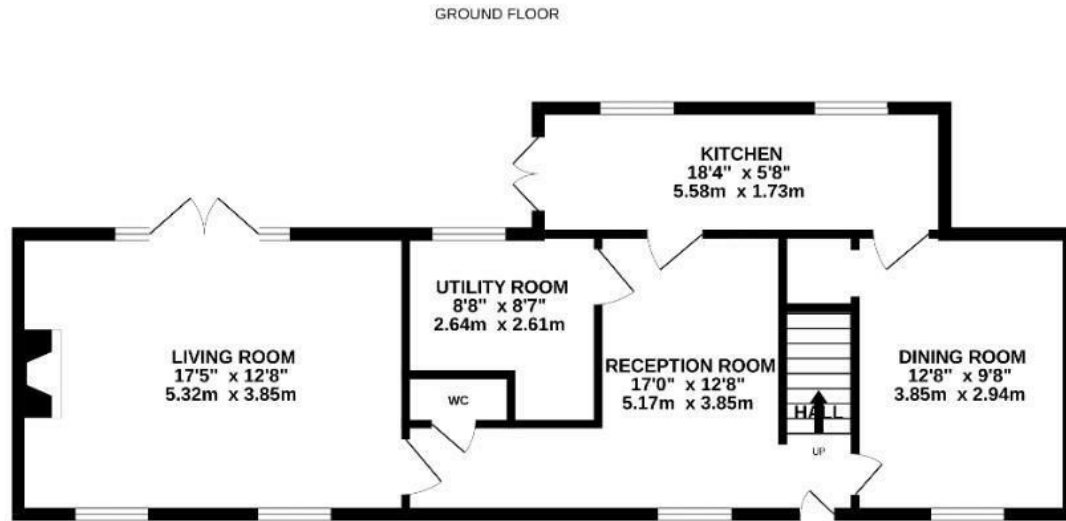
- Three bedroom period cottage in quiet village location
- Three reception rooms with open fireplace to lounge
- En-suite shower room and separate family bathroom
- Oil to radiator heating
- Landscaped rear garden with incredible views and allotment
- Gated off road parking











TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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: C
- 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.

O'Riordan Bond Brixworth Sales

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