



High Street

Lamport, Northamptonshire

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SALES & LETTINGS



High Street

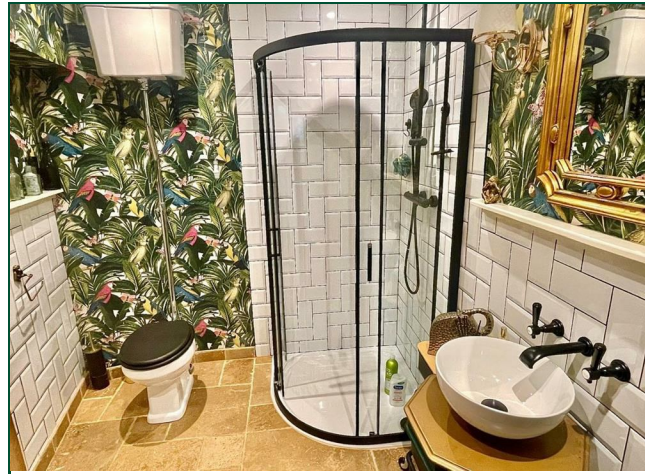
Lampport
NN6 9HB

Guide Price
£685,000

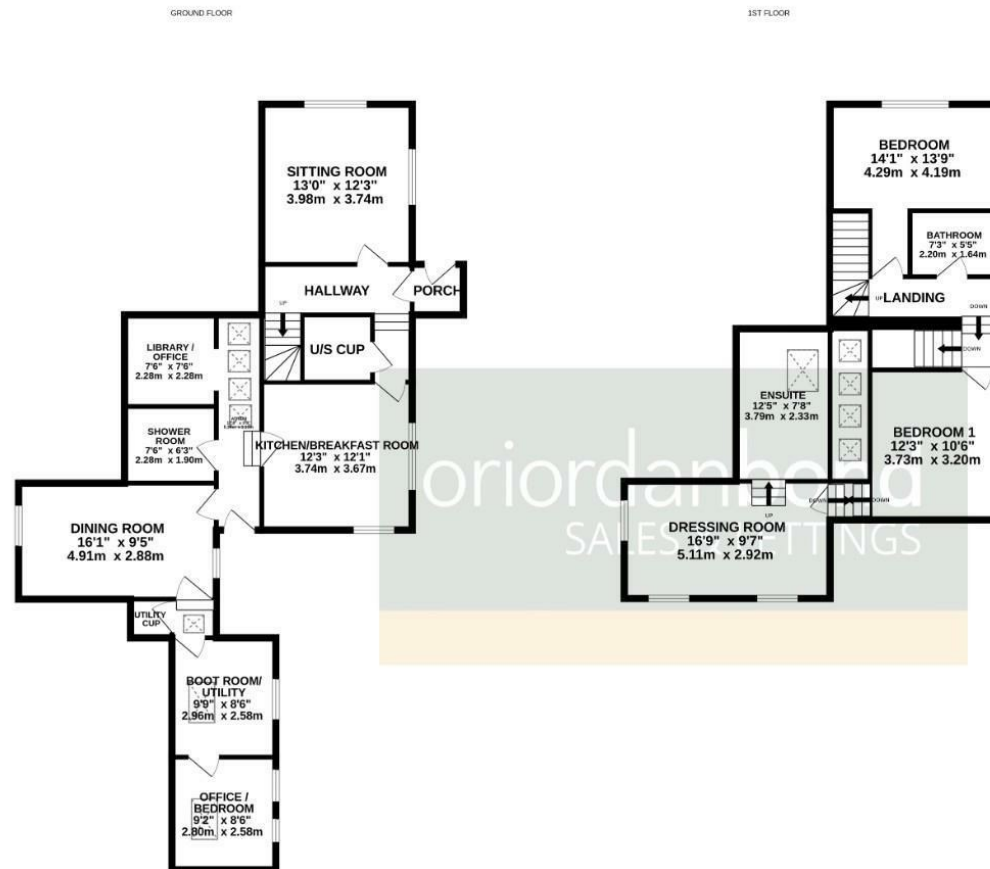
A fine 17th century Grade II Listed ironstone cottage occupying a sixth of an acre, adjoining rolling countryside, and view of church, in the sought after village of Lampport. The cottage offers a wealth of character combined with modern 21st century living and is believed to be the oldest cottage in the village, formally being the local shop. The existing owners have carefully restored, modernised and extended the property, creating a beautiful atrium with minstrels gallery and versatile living.

The accommodation comprises entrance porch, entrance hall, sitting room, kitchen/breakfast room with appliances to include gas AGA, slim-line fridge and dishwasher, atrium with exposed stone walls, library/office, dining room, shower room, laundry cupboard, boot room to include American style fridge/freezer, an office/bedroom, first floor landing, master bedroom suite including a minstrels gallery overlooking the atrium, large dressing room with triple aspect over countryside and a four-piece en-suite bathroom with double shower cubicle, free-standing bath and fitted wardrobes. a guest bedroom and a family bathroom with free-standing bath. To the second floor is a double bedroom with vaulted ceiling. Outside is an established wrap around garden offering a high degree of privacy with patio area, pond with water feature, original well, Victorian style greenhouse, summerhouse with light and power with the remainder being laid to lawn with numerous trees, shrubs, and well maintained hedges. There is ample secure off road parking to the rear accessed via the side of the neighbouring property. (A/1812/L)

- 17th Century Grade II Listed four bedroom cottage
- En-suite and dressing room to master bedroom
- Separate reception rooms
- Atrium with stone walls
- Established wrap around gardens
- Secure off road parking







TOTAL FLOOR AREA : 1812 sq.ft. (168.3 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: 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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