



oriordanbond
FOR SALE
01604 880073

West Street

Welford, Northamptonshire

oriordanbond
SALES & LETTINGS



West Street

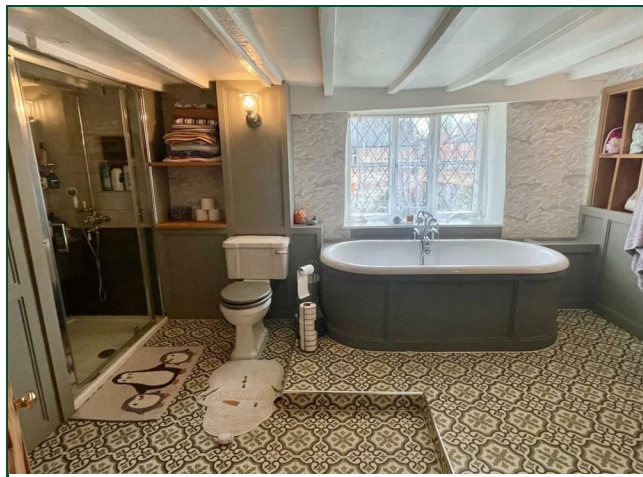
Welford
NN6 6HU

Guide Price
£630,000

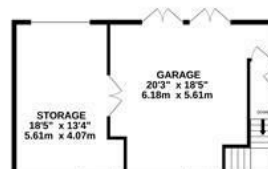
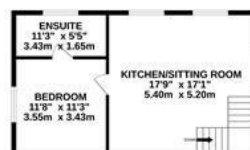
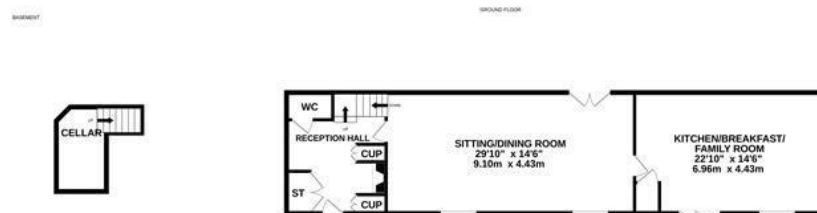
A charming 18th Century Grade II Listed cottage with double garage, workshop and self-contained annexe, enjoying a secure south/westerly facing walled plot, located in the heart of the desirable village of Welford. The property has endured extensive modernisation over recent years to accommodate 21st century living whilst retaining and restoring the charm and character of what is part of our English heritage.

The accommodation comprises reception hall, modern WC, 29ft sitting/dining room, 22ft kitchen/breakfast/family room with vaulted ceiling, exposed timber 'A' frames, centre isle and bi-fold doors. Re-fitted kitchen in bespoke solid oak units with marble work tops, a corner larder unit, boiling water tap and a 'Fisher & Paykel' double dishwasher and access to a cellar. To the first floor are two double bedrooms (one with Hammond fitted wardrobes) and a luxury family bathroom. To the second floor are two further double bedrooms and family shower room. Outside, the property is accessed via a timber pedestrian gate and further double vehicular gates gives access to secure off road parking, a detached double garage, workshop, self-contained annexe and south/westerly facing garden with secluded terrace. The self-contained annexe/flat has an open plan kitchen/sitting/dining area with views over fields, a double bedroom and en-suite shower room. (B/2684/M)

- Grade II Listed four bedroom cottage
- One bedroom self-contained Annexe
- 29ft sitting/dining room
- 22ft kitchen/breakfast/family room
- South/westerly facing garden with secluded terrace
- Secure off road parking, detached double garage and workshop







SQ FTG DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 2684sq.ft. (249.4 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.

Made with Metropix ©2025



Additional information

- Council Tax Band: F
- Energy Efficiency Rating: F

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
01604 880077

brixworth@oriordanbond.co.uk

