



Pleasant Row, Woodford, Kettering
£425,000 Freehold

**Sharman
Quinney**

Key Features



- Cottage - Overlooking Greenspace Allotments
- Village Property with extensive Dedicated Parking
- 5 Bedrooms - 4 Doubles with further potential (stpp)
- 4 reception Rooms
- Kitchen Diner, Separate 2nd Kitchen

Extensive village dwelling with incredible Development Potential Subject to Planning Permissions.

To convey best the freehold and the elements therein, the photos are grouped together for the 3 parts which have their own separate accesses. As such the order of the photos is represented as the main house first, workshop/annex second and the fully self-contained cottage last.

Whilst the Main House has a separate self-contained element 6B, all 3 elements including the workshop/annex potential STPP all under ONE FREEHOLD TITLE.

The main house element is a former Schoolhouse, from the Victorian era, which has been enjoyed as a residence for many years. Essentially the property is arranged of two floors and offers spacious and flexible accommodation.

The Main House Front elevation is orientated to the rear of Pleasant Row - With small but welcoming courtyard leading to a spacious reception porch, which opens to an impressive 30 Ft x 14 Ft kitchen, connecting inner hallway, (formally an



entrance hallway to the rear aspect, in addition there's a snug area/ study area and connecting main reception living room. Stair casing from the connecting inner hallway gives access. The first floor via a landing and access to a huge master bedroom 20'ft x 14'ft and two further bedrooms including a double bedroom and a spacious family Bathroom.

Workshop and Garage with Annex potential (STPP) and separate personal access, adjoin to the side aspect of the main house, with small out barn attached at ground level separate entrance door to a split- level workshop, with first floor landing, opening to a first floor additional (2nd) workshop area, office and access to a balcony area.

The Annex 6B - Mid-Terrace Cottage

The main entrance is located on Pleasant row. The main reception hallway gives immediate access to stairs to the first floor. A door to the lounge, has a front aspect window, and internal connecting door to the kitchen. The kitchen is fully fitted, with wall and base cabinetry, and a rear connecting lobby area, with door to the garden and deep recess store cupboard below the stairs, which rise from the main reception.

The first-floor landing gives access to two double bedrooms and a four-piece bathroom. In addition, there's a box room with window to the front aspect for storage with wall mounted gas central heating boilers.

Outside

The Annex at 6B, has a gated and fenced courtyard garden to the rear aspect. The front aspect on Pleasant row has hardstanding parking via the shared access road, serving Pleasant Row.

Measures - Main House

Kitchen/Diner - 6.17m x 4.39m (20'3" x 14' 5" min)

Lounge - 3.70 m x 3.67m (12' 2" x 12' 1")

Study - 3.70m x 2.47m (12' 2" x 8' 1" min)

Snug Area - Former entrance hall 3.04m x 2.43m (10'0 x 8'0")

Master Bedroom - 6.25m x 4.29m (20' 6" x 14' 1")

Bedroom 2 - 3.94m x 3.84m (12'11" x 12' 7" max)

Bedroom 3 - 3.33m x 2.50m (10' 11" x 8' 2")





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Main Family Bathroom
 Workshop with Annex Potential STPP
 Outbarn. Entrance doorway.
 Ground floor hall and workshop area 3.06m x 2.88m (10' 1" x 9' 5")
 First floor landing: Workshop area 2 - 3.15m x 3.02m (10' 4" x 9' 11")
 Office Area 3.15m x 3.02m (10' 4" x 9' 11")
 Garage -4.60m x 3.15m (4.60m x 3.15m)

Annex 6B
 Annex - Two-bedroomed - Terrace Cottage
 With hardstanding parking, and courtyard rear garden space.
 Reception Hall
 Lounge - 3.74m x 2.95m (12' 3" x 9' 10")
 Kitchen - 2.74m x 2.43m (9' 10" x 8' 1" min)

Family Bathroom 2
 Four Piece Bathroom
 Bedroom 1 - 3.74m x 3.16m (12' 3" x 10' 4")
 Bedroom 2 -2.74m x 2.52m (9' 11" x 8' 3")
 Boxroom Nominal Measurements

Description Continued...

This is truly a one-off period property. Formerly a school in the Victorian era, with views over the valley and allotments. Multiple features and potential to develop subject to planning with two separate adjoining two storey buildings with workshop to the ground floor and further office space and workshop to the first floor which could be converted to provide an annex (subject to planning permission)

Further benefits include off road parking, larger than average garage, with balcony. Although the garden space is nominal, we understand that with ownership, there's a guarantee of optional rental of the allotment to the aspect on Pleasant Row. The flexible living accommodation, to the main house comprises: three bedrooms, three reception rooms, kitchen/dining room and bathroom.

Viewing is highly recommended to appreciate the flexible living accommodation and location of this village property. Overall Council Tax Band Currently stated as C.

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