



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



High Street, Pytchley NN14  
"The Old Village Shop"

3 1 2





## **"The Old Village Shop"**

Situated in the heart of Pytchley, this very impressive, double fronted cottage offers a substantial interior which enjoys period proportions with a stylish, contemporary twist. Formerly the village shop, the flexible accommodation includes a living room with double sided wood burner and flagstone flooring which flows to the dining room with optional snug area, the stunning kitchen has a range of integrated appliances and Oak work surfaces, a separate utility room and guest cloakroom. Upstairs the spacious theme continues with an epic bathroom with separate shower enclosure and three double bedrooms, the principal with a Juliet balcony providing far reaching, distant views. Gas central heating and UPVC double glazing complete the inside. Outside the south facing garden has a large natural stone patio arranged with easy care in mind, perfect for outdoor living. Pytchley has a primary school, picturesque Church, village pub and rural walks, Kettering, Wellingborough and their respective railway lines reach St Pancras International in under an hour. A very well-connected village home !

**Living Room** - 5.82m x 3.48m (19'1" x 11'5")

**Dining Room** - 4.62m x 3.53m (15'2" x 11'7")

**Kitchen** - 3.86m x 2.34m (12'8" x 7'8")

**Utility Room** - 2.06m x 1.6m (6'9" x 5'3")

**WC** - 2.06m x 0.86m (6'9" x 2'10")

**Bedroom 1** - 4.98m x 3.51m (16'4" x 11'6")

**Bedroom 2** - 3.81m x 3.53m (12'6" x 11'7")

**Bedroom 3** - 3.1m x 3.07m (10'2" x 10'1")

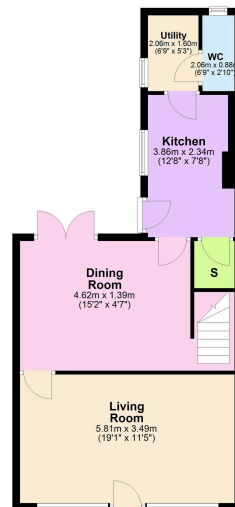
**Bathroom** - 3.89m x 2.72m (12'9" x 8'11")





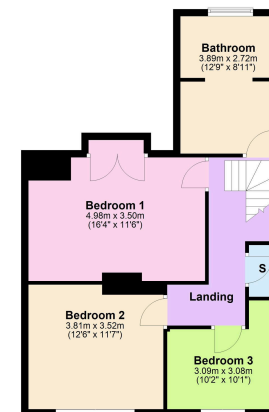
- Three Double Bedrooms
- South Facing Garden
- Modernised Throughout With Period Features
- Downstairs Cloakroom
- Popular Pytchley Village
- Countryside Views
- EPC RATING: D
- COUNCIL TAX: C

**Ground Floor**  
Approx. 61.2 sq. metres (661.8 sq. feet)



Total area: approx. 112.7 sq. metres (1212.8 sq. feet)

**First Floor**  
Approx. 61.4 sq. metres (661.3 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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