



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bakehouse Hill, Geddington NN14 1BH

"Rural Seclusion"

3 2 3



"Rural Seclusion"

This beautiful stone cottage is nestled discreetly in the heart of Geddington, within a small select enclave. The sensational high specification interior is brimming with character to include an entrance hall with terracotta flooring, impressive bespoke kitchen/breakfast room with oak work surfaces as well as a free standing Island, formal dining room and a lovely living room with wood burner. Upstairs the landing has wide gauge oak floorboards leading to a principal bathroom and three generous, double sized bedrooms, the guest bedroom with ensuite. Oil fired central heating and mostly sealed unit double glazed windows complement the interior along with exposed ceiling beams, period pine interior doors and deep silled windows. Outside is just as impressive with a cobbled area with parking for two cars, lawned fore garden and a fabulous landscaped enclosed rear garden which is a great size. The heart of the village with historic Queen Eleanor Cross, picturesque Pub, cafe and primary school are moments away as the bridge, river and park for lovely winter walks.

Living Room - 4.95m x 3.73m (16'3" x 12'3")

Dining Room - 4.72m x 3.71m (15'6" x 12'2")

Kitchen/Breakfast Room - 4.39m x 3.66m (14'5" x 12'0")

Bedroom One - 3.86m x 3.73m (12'8" x 12'3")

Bedroom Two - 4.39m x 3.51m (14'5" x 11'6")

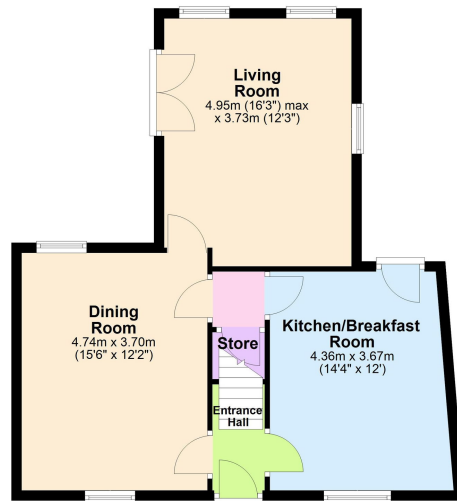
Bedroom Three - 3.4m x 3.33m (11'2" x 10'11")

Bathroom - 2.18m x 1.83m (7'2" x 6'0")

Ensuite Shower Room - 2.21m x 1.83m (7'3" x 6'0")



Ground Floor
Approx. 56.6 sq. metres (609.7 sq. feet)



Total area: approx. 113.6 sq. metres (1223.2 sq. feet)

First Floor
Approx. 57.0 sq. metres (613.6 sq. feet)



- Village Location
- Character Cottage
- Bespoke Kitchen/Breakfast Room
- Three Double Bedrooms
- Generous formal dining room+
- Living Room enjoying the warmth of a woodburner
- Principal bathroom, ensuite to bedroom three
- Oil Central Heating
- EPC RATING: PENDING
- COUNCIL TAX:D



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.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

