



"Araminta Cottage"





Araminta Cottage  
Draughton Road  
Maidwell  
NN6 9JF





## “Araminta Cottage”

Situated in the heart of the beautiful village of Maidwell within the curtilage of Maidwell Hall, this stunning Curtilage Grade II Listed property is one of the prettiest houses on the sought-after Draughton Road, with parts of the property dating back to the 1800’s and boasting immaculately presented accommodation over nearly 2000 sq ft, four double bedrooms, delightful gardens and a wealth of period charm!







## Property Highlights

Conveniently located within walking distance to the local pub with a coffee shop, primary school, church, village hall, bus stop, renowned Maidwell Hall Independent School and the popular Brampton Valley Way Walk old railway walk. Market Harborough and Northampton towns are just a short drive away, with a variety of independent local shops, restaurants, and train stations with links to London within an hour, and the A14/M1/M6 is within a short commuting distance.

The original part of the property dates back to the 1800s and has been added to over the years. The current double garage has 2 arches which were originally for coaches to enter the courtyard beyond. In 1998, the ceilings and the first floor were raised to create the exceptionally pretty family home the property is today.

Entrance through the beautiful 1930's-inspired front door leading into the immaculately presented entrance hall boasting a fitted floor mat, engineered oak flooring, a galleried landing with a window injecting natural light, charming brace and latch internal doors and space under the stairs for coat and shoe storage.

Charming living room featuring a dual aspect injecting natural light, a stunning bay window, high ceilings with coving adding character, engineered oak flooring and an impressive open fire with a solid stone surround.





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Formal dining room with engineered oak flooring, a dual aspect with a front aspect window and French doors out to the beautiful rear garden, ample space for a large dining table and chairs, and a door through to the kitchen.

Beautifully presented kitchen, newly fitted within the last year comprising quarry tiled flooring, a host of eye and base level two-tone fitted units, solid oak work surfaces, bespoke pantry cupboard, a freestanding Rangemaster cooker with a matching extractor fan, a bay window with a window seat, and space for a breakfast table and chairs.

Utility room with quarry tiled flooring, a Belfast sink, fitted units with solid oak work surfaces, an Ideal Logic gas boiler installed in 2019, and space for a washing machine, dishwasher and fridge/freezer.

Guest WC with continued quarry tiled flooring, a low-level WC, and a wash hand basin mounted on a vanity unit with matching corner cupboard.

Stairs rise to the split-level landing featuring an ornate staircase and offering a wealth of charm with raked ceilings, a host of windows injecting an abundance of natural light, and access to one of three loft hatches to a boarded and insulated attic space with lighting.

Four double bedrooms all with beautiful, framed windows, high ceilings and fitted storage.





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The impressive main bedroom is beautifully appointed with a dual aspect, access to a storage cupboard through a cottage style internal timber panelled door and access to the en-suite shower room. The generous en-suite comprises a three-piece suite to include a double width shower enclosure, a low-level WC and a pedestal wash hand basin.

Family bathroom incorporating a three-piece suite to include a panel enclosed bath with central taps, a low-level WC and a vanity enclosed wash hand basin.

The double garage is currently used as a fantastic workshop with charming double doors to the front elevation, a rear double door into the garden, window, power and light.







## Outside

This attractive stone-built residence occupies a desirable south west facing position on a picturesque country lane. Set back from the road on a corner plot, the property is approached via a paved path with two lawn borders, a wealth of plantings and steps rise up to the front garden entrance with a cast iron gate. To the front elevation is a block paved driveway providing off road parking for two cars side by side and access to the double garage via the double timber doors. The gorgeous part stone and hanging tiled property features a storm porch with a wide timber front door and side light windows and this overlooks the front southwest facing garden.

The garden is partly enclosed by a charming red brick wall and has been beautifully maintained with a paved path running the full width of the property edged with an array of planted borders. There is a well-kept main lawn with a host of plantings including beautiful climbing roses, mature trees and shrubbery and two areas perfect for seating.

The rear garden is truly delightful offering a cottage style garden also with a southwest facing aspect and a low maintenance design laid with gravel and paving perfect for entertaining. There is access to a fantastic timber constructed shed, a covered rear porch providing access to the front garden and internally into the property, as well as a double timber door into the garage.



# Measurements

## Entrance Hall

5.21m x 2.18m (17'1" x 7'2")

## Living Room

5.16m x 5.16m (16'11" x 16'11")  
into bay

## Dining Room

4.09m x 3.96m (13'5" x 13'0")

## Kitchen/Breakfast Room

5.16m x 2.9m (16'11" x 9'6")

## Utility

2.36m x 1.75m (7'9" x 5'9")

## Storage

4.62m x 1.14m (15'2" x 3'9")

## Main Bedroom

5.97m x 3.56m (19'7" x 11'8")

## En Suite

2.54m x 4.27m (8'4" x 6'96")

## Bedroom Two

5.56m x 4.27m (18'3" x 14'0")

## Bedroom Three

3.61m x 3.51m (11'10" x 11'6")

## Bedroom Four

4.19m x 2.62m (13'9" x 8'7") max

## Double Garage

5.51m x 5.49m (18'1" x 18'0")

## Bathroom

2.84m x 1.63m (9'4" x 5'4")



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