



Potterspury, Northamptonshire, NN12 7PG



**The Old Lace Makers Cottage
Potterspury
Northamptonshire
NN12 7PG**

£350,000

Old Lace Makers Cottage is an attractive Grade II listed stone built end of terraced cottage with large gardens- located in the heart of the village just a short walk to the village shop, school and pub.

A characterful home, built in the 1840s as a Lacemakers cottage for the nearby Wakefield Lodge Estate, the cottage offers character features to include ornate windows to the front elevation, high ceilings, fireplace, and lovely period style internal doors. The property has undergone a recent program of improvement by the current owners to include new kitchen and bathroom fittings, the installation of the wood-burning stove, replacement solid wood doors and treatment to the exposed floorboards - in all making for a stunning and welcoming home!

The property is complimented with its large gardens, useful outbuilding, off road parking, and has a fabulous location in the heart of the village with all the village facilities just a few steps away. A charming home not to be missed!

- Attractive Grade II Listed Cottage
- End of Terrace
- Large Gardens - Around 170ft to the Rear
- Useful Outbuilding
- Many Character Features
- Fireplace with Wood-burning Stove
- High Ceilings
- Recent Replacement Kitchen & Bathrooms
- Beautiful Home - Not To Be Missed
- Off Road Parking





Ground Floor

A period front door opens to the entrance hall which has stairs to the first floor and a doorway to the living room.

The characterful living room has a stone fireplace incorporating a recently installed wood-burning stove complete with HEATAS certification. Period window with attractive detail to the front aspect. Wooden floorboards and a doorway to the kitchen/dining room.

The re-fitted kitchen has a range of units to floor and wall levels with wooden worktops and a double Butler style sink. Integrated appliances include an electric hob, electric oven, and fridge/freezer. Window and stable door open to the rear garden.

First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with two windows to the front with attractive detailing, varnished floorboards and a built in cupboard.

Bedroom 2 is a double bedroom located to the rear with a window overlooking the large rear gardens.

The current owners have re-fitted the bathroom in recent times with an attractive contemporary suite comprising a WC, wash basin set on a vanity stand, and a modern back-to-wall bath with shower and glass screen over. Part tiled walls and a window to the rear.

Gardens & Parking

A great feature to this property are it's large gardens to both the front and rear. The property is set well back from the road behind a stone wall with a good sized front garden which is laid to lawn. A pathway to the side leads to the outbuilding and rear garden.

The large rear garden extends to around 170 feet in length, starting with an enclosed patio area which has gated access to a shared pathway beyond. The main gardens are laid with lawns, enclosed by stone walls, fencing, and mature shrubs and hedges. The gardens benefit from a sunny southerly aspect.

There is off road parking to the side of the driveway at the front.

Outbuilding

Stone-built out building under a pitched slate roof. It is the outbuilding closest to the house (with matching colour paintwork to the joinery).

Heating

The property has gas to radiator central heating. In addition the living room has a wood burning stove – and we recently installed with HEATAS certification.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Location - Potterspur

Potterspur is a small village located close to the south Northants/north Bucks border and has facilities including local village store, two pubs which serve food, church and village hall. The village is located two miles to the north of Stony Stratford, just off the A5 Watling Street with excellent links to Stony Stratford with a wide range of specialist shops, pubs and restaurants. Slightly further afield is Central Milton Keynes with extensive facilities including the main line railway station to London Euston with the quickest trains taking only 30 minutes.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

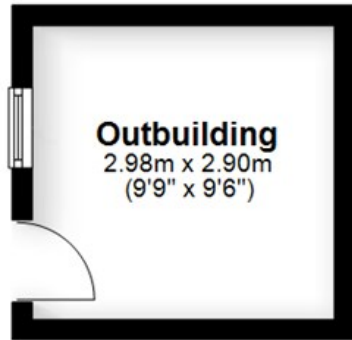
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



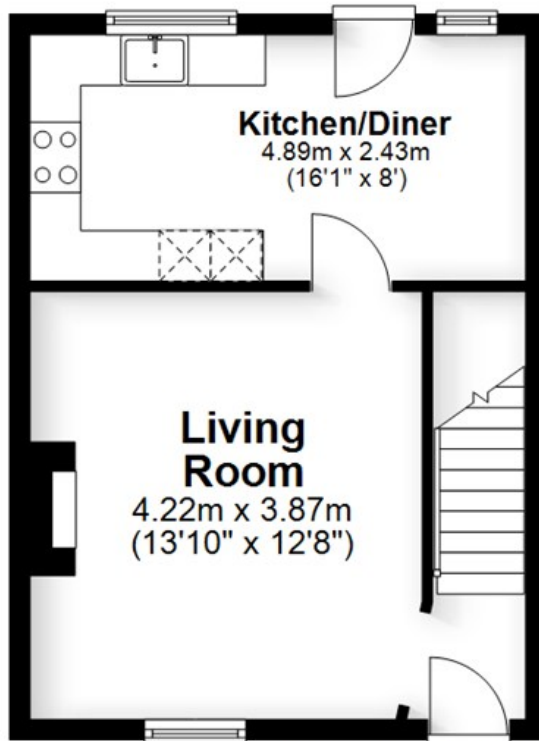
Outbuilding

Approx. 8.6 sq. metres (93.0 sq. feet)



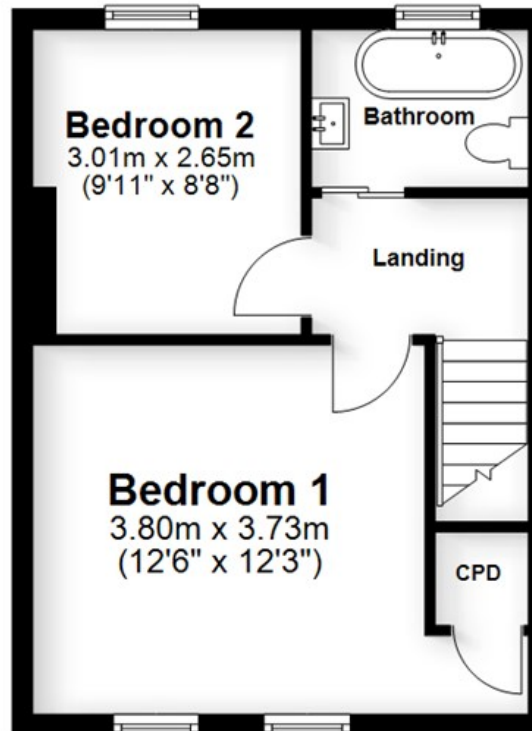
Ground Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



First Floor

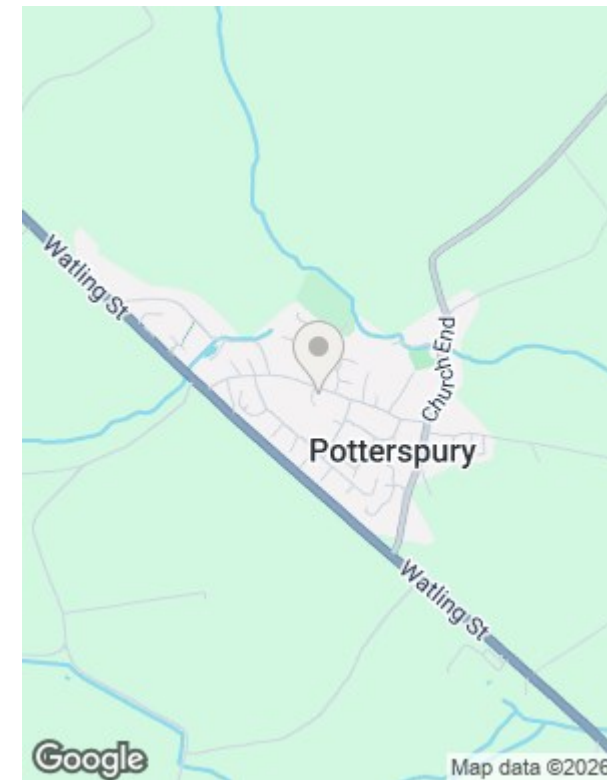
Approx. 33.0 sq. metres (355.3 sq. feet)



Total area: approx. 74.7 sq. metres (803.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

