



1 Mill Lane, Stoke Bruerne, Northamptonshire, NN12 7SH

HOWKINS &
HARRISON

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Northamptonshire, NN12 7SH

Guide Price: £342,500

This 225 year old characterful, end terrace stone-built cottage is set in the sought after village of Stoke Bruerne, recently renovated throughout, and benefits from three bedrooms, a shower room, kitchen/dining room and sitting room. Outside there are cottage gardens to the front and rear with a brick-built outbuilding, and two permit parking spaces.

Features

- Characterful cottage
- Village location
- Three bedrooms
- Shower room
- Kitchen/dining room
- Sitting room
- Cottage gardens
- Outbuilding
- Two resident parking permits
- Energy rating F



Location

The popular historic village of Stoke Bruerne is set in the heart of rural Northamptonshire with most of the homes and buildings in the village over 200 years old. In and around Stoke Bruerne you'll find the Blisworth Tunnel, historic locks and bridges, a weighing machine, winding hole and traditional canal pubs. The village primary school offers a small and friendly environment with other primary and secondary schools in the local area.

Stoke Bruerne is ideally situated near the A508 and A5 providing good access to the A43, M1 and M40. Train stations at Milton Keynes and Northampton offer services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Just over 4 miles away is the vibrant market town of Towcester which boasts independent shops and facilities from fresh foods, gifts, jewellery, accessories and clothes to delicious food on offer from the great restaurants and cafes.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestersians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

The stable-style front door leads through to the recently refurbished kitchen/dining room with a range of fitted units and integrated appliances. A door leads through to the sitting room with an open fireplace.

First Floor

On the first floor, there are two bedrooms and a recently refurbished shower room.

Second Floor

A further double bedroom with vaulted ceilings and Velux windows.

Outside

The property sits in a unique position looking out onto both Mill Lane and Rookery Lane. It is accessed via a shared gate with the neighbouring cottages, who have a right of way to access their own properties. The low maintenance cottage garden to the front of the property is mostly laid to lawn, and benefits from a greenhouse and a brick outbuilding currently used for storage. There is a further lawned garden area at the rear of the property.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

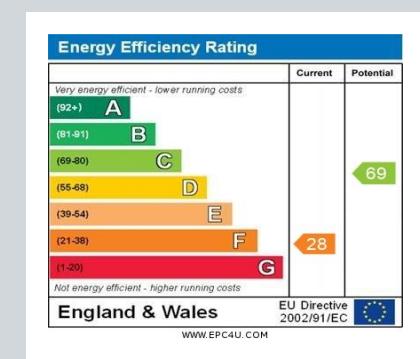
Services

The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services. Underground LPG tank.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - D



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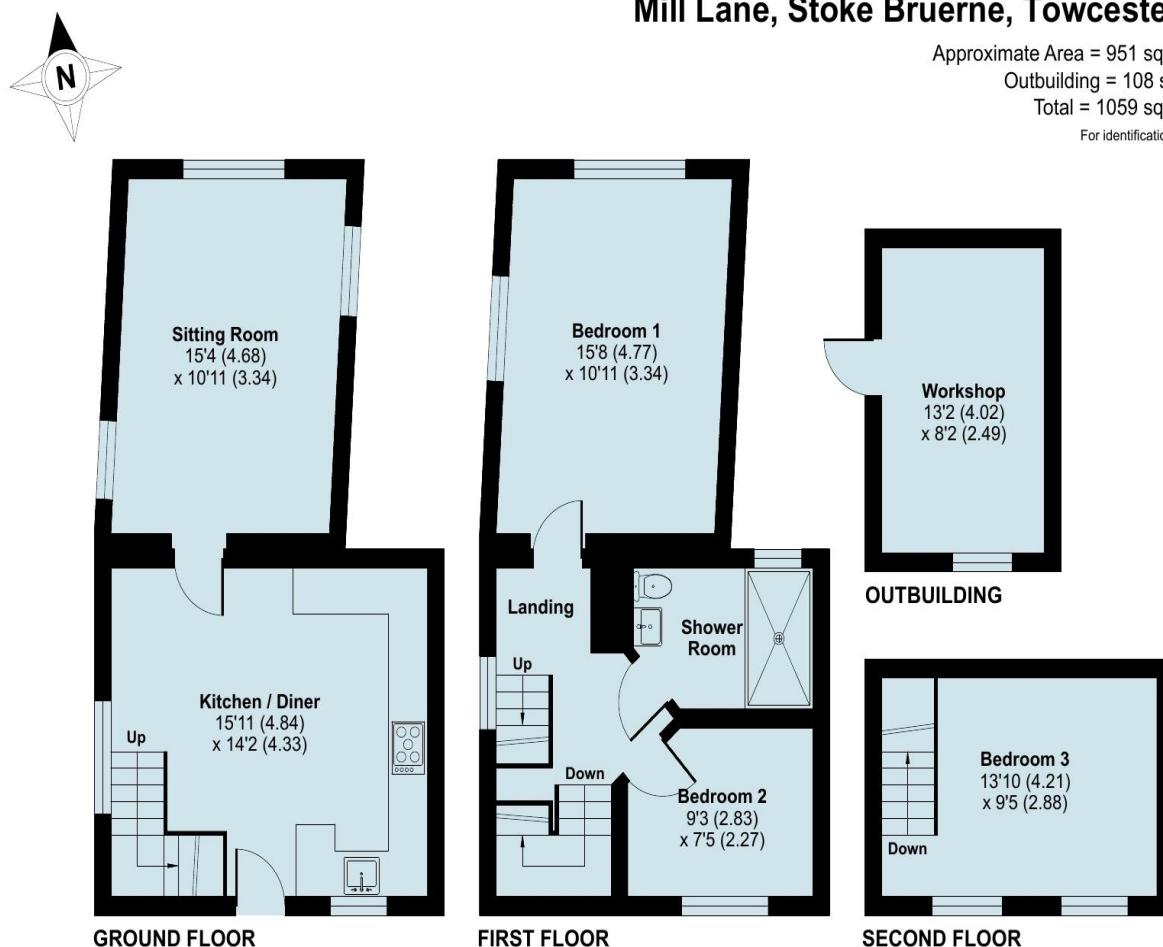
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Approximate Area = 951 sq ft / 88.3 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Howkins & Harrison. REF: 1227623

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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