

High Street

Cranford NN14 4AA



EXPERIENCE EXCELLENCE



'Dormitory Cottage'

This charming Grade II listed semi-detached two/three-bedroom thatched cottage dates back to circa 1849 and showcases a unique blend of both character and modern features. Perfectly positioned within the idyllic village of Cranford, 'Dormitory Cottage' possesses an extraordinary amount of history, originally providing accommodation for villagers' older children. This limestone cottage has recently been extended to the rear to create an open plan kitchen/ dining room with a separate family room. The dwelling also boasts a fully converted detached one-bedroom annexe to side, which could function as a home office.

Thoughtfully modernised throughout, the accommodation showcases isolated underfloor heating within the rear extension, a recently rethatched roof, new woollen carpets, solid oak beams, exposed stone walls and beautiful lanceolate windows. The ground floor accommodation comprises a spacious kitchen/dining room, an impressive living room, separate family room/snug and a guest WC. Rising to the first-floor landing, there are two double bedrooms and a generous shower room. The annexe to the side provides a third bedroom, versatile hallway/boot room that has the option to be converted into a kitchen, if desired and a three-piece shower room. To the rear you will find a well-maintained courtyard garden with a summer house and a workshop.

The village of Cranford benefits from an award-winning gastro public house, a primary school and an abundance of green areas, perfect for ramblers and dog walkers. Kettering town is within a commutable distance of the village and provides further amenities, including local shops, supermarkets, schools, cafes, restaurants and a train station with direct routes to London. There are also good road links close by to the popular shopping centre of Rushden Lakes and Twywell Hills & Dales, perfect for family days out.

EPC - TBC

Council Tax Band - D







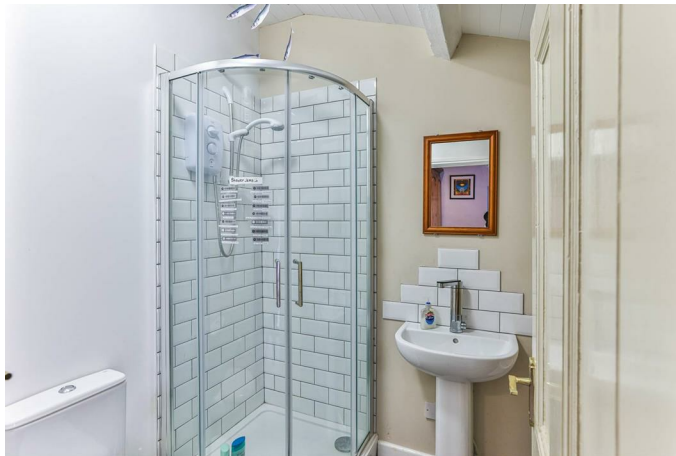
An arched period door with a stone surround leads into the entrance porch, where shoes and coats can be stored, if desired. Boasting dual aspect views, the light and airy characterful living room is accessed via a large, panelled door. This space also showcases exposed solid oak beams and a beautiful French gas fireplace as its focal point. Enjoying a vaulted ceiling with LED downlights and electric underfloor heating, the kitchen forms part of the extension and comprises a range of eye and base level units, an integral fridge freezer, oven, hob and extractor over. There is also plenty of space to accommodate a family sized dining table and chairs with access to the courtyard garden. Versatile in use, double doors lead into the family room which could function as a separate dining room or study. To the first floor, you will find two double bedrooms and the family shower room. The recently upgraded shower room is complete with a shower cubicle, low level WC and a wash hand basin.



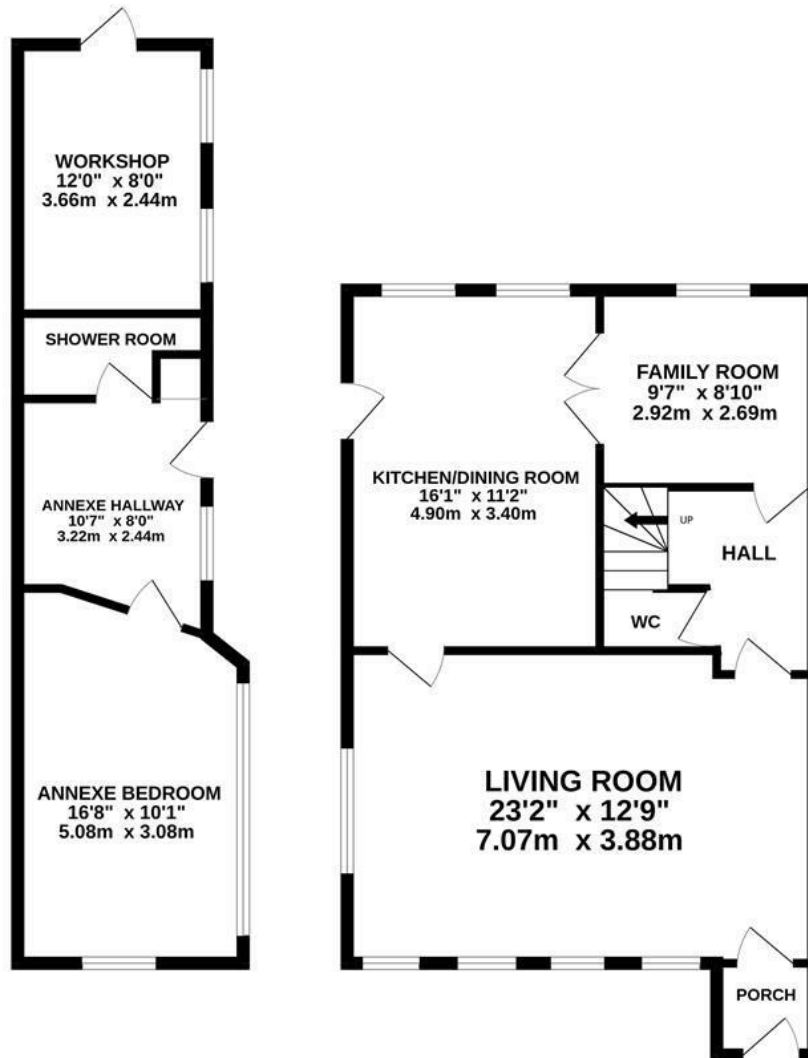
The adjoining annexe features bedroom, a spacious hallway/boot room and a shower room. You will also find a workshop attached, which too has the option to be converted. The highly private courtyard garden is of low maintenance and is predominately paved with cobbled and gravelled areas, ideal for outside dining. There is also a raised decked area leading to the summer house. To the front of the property, you will find a central lawn, mature shrubs, flower beds and an established climbing rose. A gravelled driveway is positioned to the side and provides parking for up to two vehicles.

COUNCIL TAX BAND: D

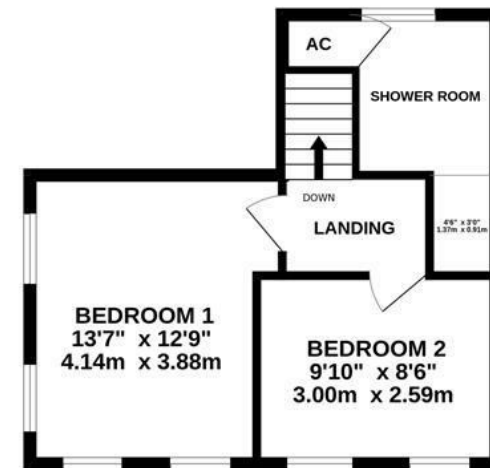
EPC RATING: EXEMPT



GROUND FLOOR



1ST FLOOR



Kettering

12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



Rothwell

30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ



Thrapston

22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH



Corby

1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH



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 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	