



4 Fox Street
Rothwell, NN14 6AN



This property was formerly a three bedroom home and can easily be converted back from its current two bedroom layout. Dating back to 1657, this beautifully presented stone property blends timeless character with modern presentation, offering a rare opportunity to own a piece of Rothwell's heritage.

Formerly a three-bedroom home, this immaculately presented two-bedroom detached property has been thoughtfully reconfigured to create more spacious and luxurious living, seamlessly combining high-quality contemporary finishes with charming period features. The layout also offers excellent flexibility, with scope to be easily converted back into a three-bedroom home if required.

Set behind electric gates, the property provides secure off-road parking and a private, low-maintenance rear garden, ideal for modern lifestyles.

The accommodation begins with a welcoming entrance hall, featuring useful under-stairs storage and space for coats and shoes, alongside a beautifully updated ground floor shower room/WC.

The impressive open-plan lounge/dining room is a standout feature, showcasing exposed beams, a wood-burning stove, and an abundance of natural light, with direct access to the rear garden. Double oak doors lead into a stunning kitchen extension with integrated appliances, breakfast seating, and bi-fold doors opening onto the garden, perfect for everyday living and entertaining. To the first floor are two generous double bedrooms, including a spacious principal bedroom formed from the original third bedroom, along with a well-presented family bathroom. The property also benefits from a substantial loft space offering excellent storage and clear potential for conversion.

Externally, the rear garden is a private sun trap designed for low maintenance and relaxation, with a versatile garden office/sun room and storage shed. Gated side access leads directly to the rear.

Agent Note: The bedroom image with the rug and darker bedside table is a CGI.

£337,995



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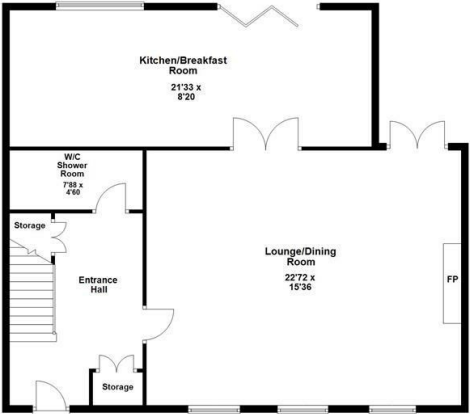
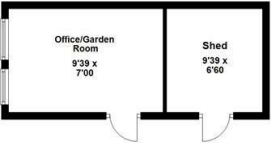
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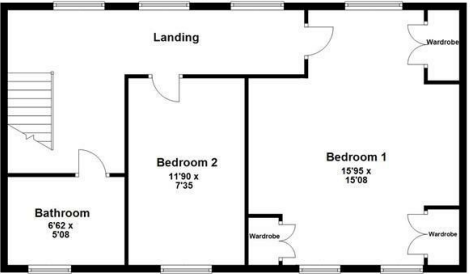
Ground Floor

Approx. 1621.3 sq. feet



First Floor

Approx. 955.9 sq. feet
(including Wardrobes)



Total area: approx. 2576.8 sq. feet



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	





**Simpson
Ellson**

T: 01536 645960

E: rothwell@simpsonellson.co.uk



01536 645960

rothwell@simpsonellson.co.uk

<https://www.simpsonellson.co.uk>

32 High Street, Rothwell, Northants, NN14 6BQ