



**Corner Cottage**, 2 Stable Hill, Brigstock, Northants NN14 3HN

**BLETSOES**



## Corner Cottage, 2 Stable Hill, Brigstock, Northants NN14 3HN

A charming stone built period cottage in the heart of the popular and sought-after village of Brigstock and offers character accommodation with many period features and very private South facing courtyard garden.

- Charming period stone cottage in popular village
- Many period features, gas fired central heating
- Sitting room, dining room, garden room, kitchen
- 3 bedrooms and family bathroom
- Private walled south facing courtyard and balcony

### SITUATION

The popular and sought after village of Brigstock lies just 7 miles from Thrapston and is one of the few local villages still with a range of village shops, doctors surgery and primary school. The nearby towns of Thrapston, Corby ( 5 miles ), Kettering ( 10 miles ), Uppingham ( 14 miles ) and Stamford ( 18 miles ) all offer an excellent range of shopping facilities, professional services, schools and recreational facilities. The village enjoys good access to the local communication network including A14, A43 and mainline rail services from both Corby and Kettering.

### ACCOMMODATION

The character accommodation which is arranged over two floors benefits from many period features and gas fired central heating briefly comprises:

Entered via a traditional front door the dining hall has a feature inglenook fire place with inset wood burner, stairs rising to the first floor, ceiling beam, stable door and window to the garden room and secondary double glazed window to the front elevation. The kitchen enjoys a bespoke fitted kitchen with stainless steel double bowl sink unit, base storage cupboards and drawers, granite work surfaces and eyelevel storage cupboards, built-in stainless steel double oven with electric hob, space and plumbing for washing machine, tiled flooring, sunken ceiling spotlights and window to the front elevation. The sitting room has a feature open fireplace, ceiling beam, window to the front elevation with window seat and French doors to the rear courtyard garden. The garden room has sealed unit double glazed picture winds and French doors to the rear courtyard. There is a cupboard housing the gas fired central heating boiler and an additional side access to an adjoining area where bins are stored and pedestrian access to The Syke.

On the first floor via stairs and landing with window to the front elevation and access to the loft space. Bedroom one has part sloping ceiling and window to the front elevation. Bedroom two has a part sloping ceiling and window to the front elevation. Bedroom three/study has a part sloping ceiling and window to the rear elevation. The family bathroom comprises a full suite of Pine panelled bath, with overhead shower and side shower attachment, wash hand basin and low level w.c. Ceramic tiled splashback, part sloping ceiling and window to the rear elevation.

### OUTSIDE

To the rear of the property there is a private walled courtyard garden which enjoys a Southerly aspect and has stairs rising to a first floor roof terrace which enjoys South facing views over Brigstock.

### PRINCIPAL MEASUREMENTS

Dining hall 13'12 x 10'6" min

Sitting room 13'10" x 9'7"

Kitchen 9'9" x 7'6"

Garden room 12'9" x 7'7"

Bedroom one 15'4" x 9'10"

Bedroom two 10'3" max x 9'7"

Bedroom three/study 6'10" x 9'4" max (5'7" min )

### GENERAL INFORMATION

**Tenure** Freehold

**Outgoings** Council Tax Band D

**Local Authority** East Northants District Council

**Viewing** Strictly by appointment with Bletsoe Estate Agents



## Ground Floor



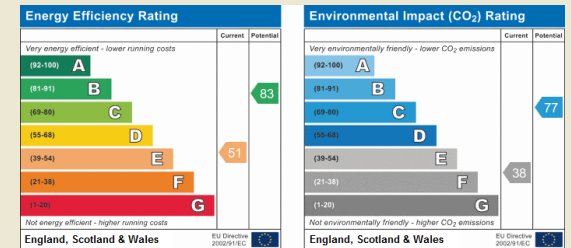
## First Floor



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