



Fieldings | 4 London Road | Wollaston | NN29 7QP



Matthew
Nicholas



Offers In The Region Of £850,000

A delightful Grade II Listed detached house of stone under a thatched roof with a detached two bedroom cottage in the grounds offering c.3100sq' of living space. Enjoying mature and extensive gardens, the property provides a rare opportunity for separate multi-generational living and scope for further upgrading of the property. The main house offers flexible ground floor living space including four reception areas, a large farmhouse kitchen, utility and guest WC. the first floor offers three double bedrooms and a bathroom with an additional guest bedroom and bathroom from a separate landing. The cottage is located adjacent to, but separate from the main house and comprises a hall, sitting room, kitchen, garden room, two double bedrooms, shower room, utility and WC. Ample driveway space is provided along with the private south/west facing gardens.

- Grade II Listed detached stone and thatch house
- Large and private mature gardens
- Scope for further personalisation
- Detached two bedroom self contained cottage
- Edge of village position siding onto farmland
- Multi-generational living or work from home opportunity

Timber entrance door leading from the front into the

Porch

Quarry tiled floor, cloaks cupboard, wall light. Part glazed door to the

Entrance Hall

Radiator, staircase to the first floor landing, quarry tiled floor. Doors to the dining room and snug, arch to the

Kitchen/Breakfast Room

15'4" x 14'6" (4.69m x 4.42m)
Fitted with a range of painted timber cabinetry with tiled worksurfaces above. Belfast sink, four oven Aga including companion unit, space for dishwasher and fridge/freezer. Ample space for table, dresser unit, open fireplace, quarry tiled floor. Windows to either side.

Dining Room

11'10" x 14'10" (3.61m x 4.53m)
Windows incorporating seats to rear and side, open brick built fireplace, radiator.

Snug

9'9" x 12'0" (2.98m x 3.67m)
Window to the rear, radiator, step and doorway to the

Sitting Room

14'6" x 18'1" (4.43m x 5.53m)
Sliding patio doors to the rear garden, further window incorporating seat to the front. Radiator, inglenook fireplace with open fire, exposed stonework and timber lintel. Door to the lobby and also to the study.

Lobby

Timber door to the front, radiator, quarry tiled floor. Door to the

Utility/WC

Low level WC, sink set into a worksurface with space for washing machine and drier below, further storage. Two windows to the front.

Study

9'9" x 12'0" (2.98m x 3.67m)
Window to the rear, radiator, staircase to the second landing and guest bedroom/bathroom.

First Floor Landing

Radiator, loft access. Doors to three principal bedrooms and the bathroom.

Master Bedroom

20'7" x 10'3" (6.28m x 3.14m)
Two windows to the rear, radiator, exposed timberwork.

Bedroom Three

8'9" x 11'7" (2.67m x 3.54m)
Window to the side, radiator, wall light.

Bedroom Four

7'5" x 13'0" (2.28m x 3.97m)
Window to the side, radiator.

Bathroom

Fitted with a contemporary four piece suite including a low level WC, vanity wash hand basin, feature freestanding bath and walk in shower enclosure. Tiled splash areas, towel warmer, linen cupboard and window to the side.

Second Landing

Window to the rear, radiator, exposed

stonework, doors to guest bedroom and bathroom.

Guest Bedroom

14'9" x 11'5" (4.50m x 3.48m)
Window to rear, radiator, exposed stonework.

Bathroom

Fitted with a three piece suite including a low level WC, wash hand basin and bath with shower above and glazed screen to the side. Tiled splash areas, radiator, tiled floor and window to the side.

Outside

The property stands behind a large gravel driveway providing parking for numerous vehicles. mature shrubbery and trees. Access may be gained to the main house, cottage and rear garden via a gate.

Guest Cottage

Timber and glass entrance door leading into the

Porch

Glazed door to the

Entrance Hall

Storage heater, cupboard, loft access hatch, doors to most rooms.

Sitting Room

14'11" x 11'4" (4.57m x 3.46m)
Two windows to the front, door to the side, storage heater.

Kitchen

8'1" x 10'8" (2.47m x 3.26m)
Fitted with a range of cream shaker

style units with worksurfaces above. One and a half bowl ceramic sink with mixer tap, space for slide in cooker with extraction above, space for undercounter fridge, tiled splash areas, quarry tiled floor. Window the glazed door to the

Garden Room

8'2" x 9'8" (2.49m x 2.95m)
Brick construction under a mono pitched roof with window and door to the garden, storage heater, wall lights, quarry tiled floor.

Bedroom One

11'8" x 10'6" (3.57m x 3.22m)
Window to the rear and side, storage heater.

Bedroom Two

8'8" x 9'7" (2.66m x 2.93m)
Window to front, storage heater, wardrobes.

Shower Room

Fitted with a three piece suite including a low level WC, wash hand basin, and shower enclosure with glazed screen/door. Tiled splash areas, towel warmer and window to the side.

Utility/WC

Access from the outside is a further utility room fitted with base unit and inset sink. Space and plumbing for washing machine, space for tumble drier and fridge/freezer, further door to low level WC.

Gardens

The gardens are both extensive, well stocked and private. The main garden extends to the west and south facing

aspects of the house and annexe backing directly onto open farmland. Mainly laid to lawn with numerous mature trees, planted borders and paved areas, A semi separate lawned garden with raised patio serves the cottage but is linked to the garden for the main house.

Material Information

Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators to main house an electric storage heaters to the annexe.
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





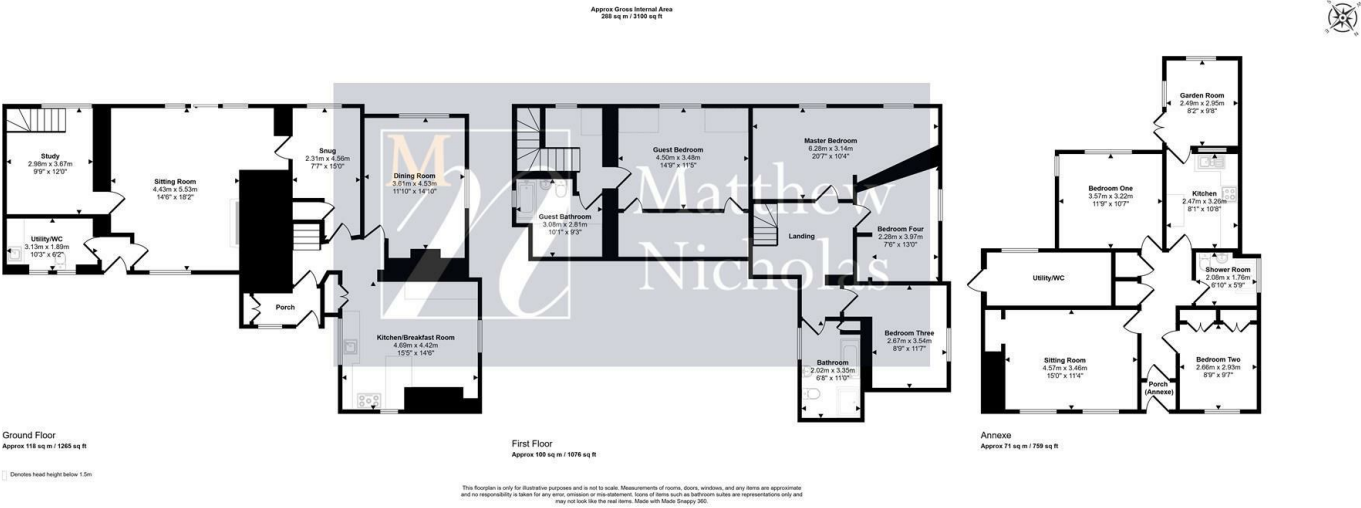
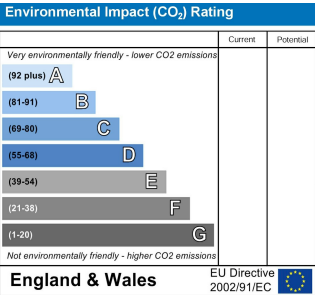
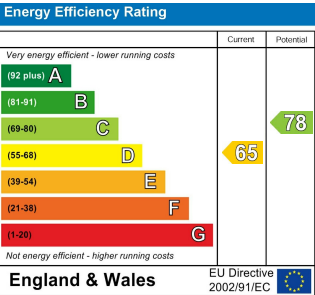
Further Information



Local Authority: North Northamptonshire Council

Tax Band: F

Floor Area: 3100.00 sq ft



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.