

CHARLES ORLEBAR

Estate Agents & Auctioneers



9 High Street, Irthlingborough, Northamptonshire, NN9 5TE

£195,995



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£195,995

9 High Street

Irthlingborough, NN9 5TE

- 3 Bedrooms
- Lounge/diner
- Garden to front and courtyard to rear
- Ideal location for commuting, shops and countryside
- Bathroom
- Some photos are virtually stage
- Small courtyard to rear (possible to park a small car/motorbike)
- No chain

Positioned in the heart of Irthlingborough High Street, this charming three-bedroom end-terrace cottage is rich in character and perfectly placed for both convenience and countryside living.

The property showcases a wealth of period features throughout, including deep-set windows, exposed stone walls and characterful beams, all of which combine to create a warm and inviting home with a real sense of history. As an end-terrace, it benefits from additional natural light and a feeling of space rarely found in similar properties.

Accommodation is arranged over two floors and offers flexible living, ideal for families, professionals or those seeking a character home with everyday practicality.

The location is a real highlight. Shops, cafés and local amenities are quite literally on the doorstep, making day-to-day life exceptionally convenient. For commuters, Wellingborough Train Station is approximately 4 miles away, providing direct rail links to London St Pancras in under an hour. For those who enjoy the outdoors, the property is within walking distance of a nearby nature reserve, offering beautiful countryside walks and green open space right on hand.

This is a rare opportunity to acquire a characterful cottage in a central yet well-connected location, blending period charm with modern-day convenience.



Kitchen	16'3" x 7'9" (4.95 x 2.35 (2.36))
Lounge/Diner	16'3" x 11'11" (4.95 x 3.64 (3.63))
Landing	
Bedroom 1	10'10" (10'9") x 8'0" max (3.29 (3.28) x 2.43 (2.44) max)
Bedroom 2	9'11" x 7'11" (3.02 x 2.42 (2.41))
Bedroom 3	7'11" x 6'9" (2.42 (2.41) x 2.07 (2.06))
Bathroom	
Gardens	



Floor Plans



Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

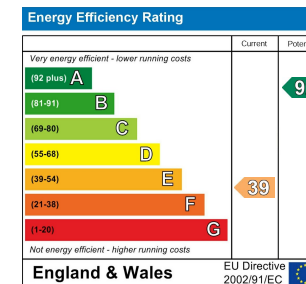
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Location Map



Energy Performance Graph



Council Tax Band: B

Tenure: Freehold