



Sywell Road

Holcot, Northamptonshire

oriordanbond
SALES & LETTINGS



Sywell Road

Holcot
NN6 9SN

Guide Price
£275,000

Sunny Row is a stone fronted cottage with outbuildings which requires complete renovation. Situated in Holcot village, the property fronts onto Sywell Road. There is a driveway to the rear approached from Back Lane and this offers plot potential (subject to planning permission.)

The cottage includes a sitting room, kitchen/dining room and lean-to/conservatory to the ground floor. To the first floor are three bedrooms and a bathroom/WC. There are outbuildings which also need renovating which include a garage, closed stable, open stable, store with stable door, shed and two cupboards. The rear garden is a good size - part of which is a driveway which leads up to Back Lane. This unusual and unique cottage offers fantastic potential for renovating to live in or as a development opportunity. (D/1040/L)

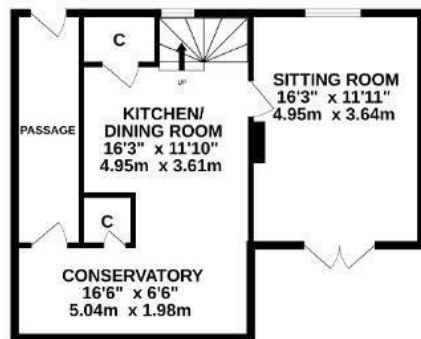
AGENTS NOTE - Certain images of this property have been digitally altered or virtually staged using artificial intelligence. Prospective buyers are advised to view the property in person.

- Three bedroom stone fronted cottage with outbuildings
- Requires complete renovation throughout
- Kitchen/dining room
- Outbuildings include a garage, closed stable, open stable and store
- Good size rear garden and off road parking
- No onward chain

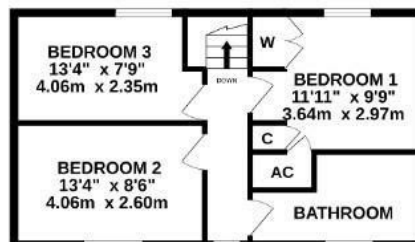




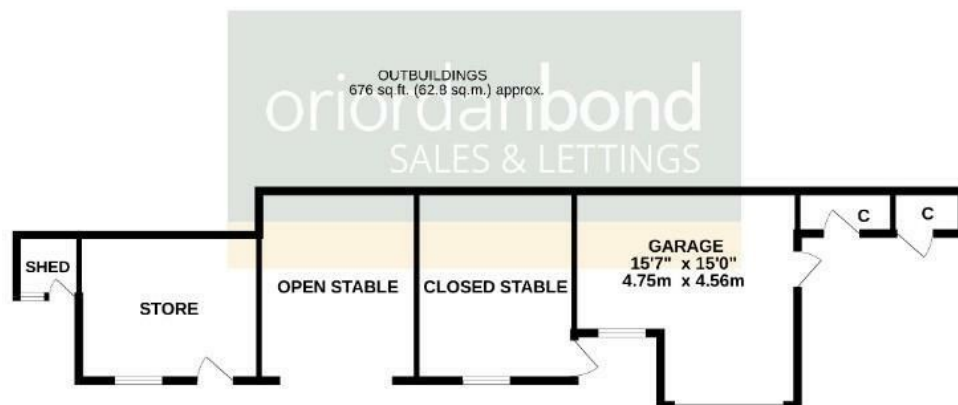
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



OUTBUILDINGS
676 sq.ft. (62.8 sq.m.) approx.



SQFT EXCLUDING OUTBUILDINGS

TOTAL FLOOR AREA : 1040sq.ft. (96.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

- Council Tax Band: C
- Energy Efficiency Rating:

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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