

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£325,000

High Street

Rushton, NN14 1RQ

PROPERTY SUMMARY

Situated on the High Street in the picturesque village of Rushton, this charming two-bedroom cottage enjoys an elevated position with stunning rolling countryside views to the front, offering a wonderful blend of character, practicality and outdoor space. The property is entered via the side, leading directly into a spacious kitchen/diner that forms the heart of the home. Offering ample room for cooking and dining, this welcoming space is ideal for everyday living. To the front of the property is the charming lounge, full of character and featuring a working log-burning stove that creates a warm and inviting atmosphere and impressive scenic views. From the lounge, a door leads to the staircase rising to the first floor. Upstairs, there are two generous double bedrooms, both enjoying idyllic outlooks, along with the family bathroom which completes the first floor accommodation. The loft has also been converted to provide additional versatile space currently utilised as a study and loft room, ideal for those working from home or seeking additional accommodation. Externally, the cottage continues to impress. To the front, a beautiful garden enjoys uninterrupted views across the cricket club, paddock area and surrounding countryside, creating a peaceful setting to relax and unwind. To the rear, a small courtyard sits directly outside the property, leading through to a large private garden, tiered into 3 areas featuring a fruit patch, pond and seating area perfect for outdoor dining or entertaining. The property also benefits from several useful outbuildings for storage along with a practical outdoor utility room and WC adding further functionality to this delightful countryside home.

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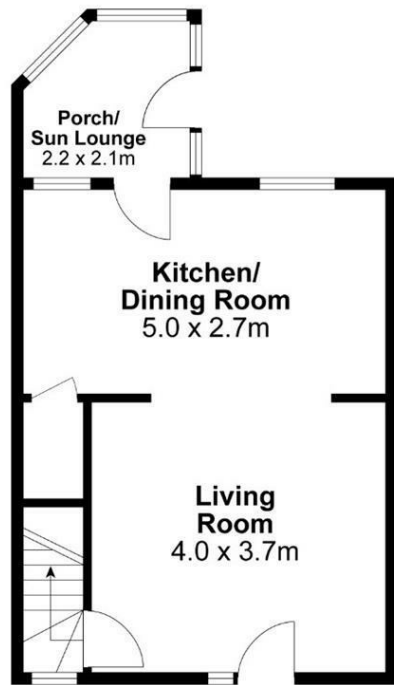
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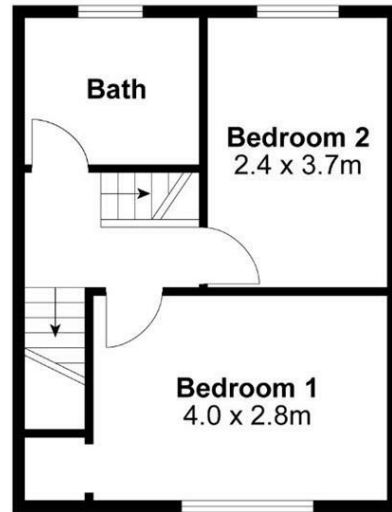
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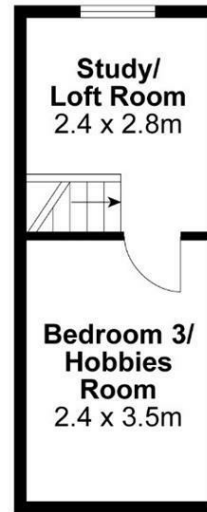




Ground Floor



First Floor



Second Floor

For identification only not to scale

Internal Area Approx. : 90m²

BRENNAN
BESPOKE

LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

BRENNAN
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OFFICE ADDRESS
BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

OFFICE DETAILS
01536 904400
info@brennanbespoke.co.uk
<https://www.brennanbespoke.co.uk>