



Clematis Cottage, 85 Stoke Road, Blisworth, Northamptonshire, NN7 3BZ

HOWKINS &  
HARRISON



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Guide Price: £350,000

A delightful 400 year old semi-detached Grade II Listed Norfolk reed thatched cottage set on the outskirts of the sought after village of Blisworth. Offering a wealth of character and original features, the cottage has two rooms on the first floor with an en-suite and a ground floor bathroom, a spacious sitting/dining room, kitchen, and a utility room. The cottage further benefits from a garden and productive kitchen garden, useful outbuildings, and ample off-road parking.

## Features

- Grade II Listed cottage
- Wealth of character features
- Bedroom with en-suite
- Family bathroom
- Sitting/dining room
- Kitchen
- Utility room
- Garden & kitchen garden
- Useful outbuildings
- Ample driveway parking





## Location

The village of Blisworth is situated approximately six miles south of Northampton town centre. Local amenities include a shop, post office, doctor's surgery, excellent pre-school playgroup, nursery, primary school and The Royal Oak Public House. There is also a Baptist chapel and a Church of England parish church. The Grand Union canal runs through Blisworth which is lovely for walks.

Road communications are excellent with access to the A43 to Oxford, Junction 15a of the M1 and access to the A508 and Junction 15 of the M1. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



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**Land App**



Produced on Land App, Feb 4, 2024.  
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## Ground Floor

Enter through a small hallway into the sitting/dining room with original beams and an open fireplace and French doors leading to the garden beyond. The kitchen has a range of bespoke fitted units and an original inglenook fireplace. Beyond the kitchen is a bathroom and a utility room.

## First Floor

Upstairs is the large master bedroom with original beams leading to a good-sized tandem second room with an en-suite complete with a superb power shower.

## Outside

Set behind a low stone wall, a footpath runs to the front door through the well-stocked cottage garden. A further footpath leads to the driveway, offering ample parking and in turn leading to the garden. The kitchen garden features two greenhouses and a potting shed plus apple and plum trees. At the top of the driveway there is a large shed and a summerhouse. Over the back fence, the allotment seasonally yields strawberries, raspberries, blackberries and vegetables.

## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

The following services are connected to this property: gas, electricity, and water. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services. Drainage via cesspit.

## Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

## Council Tax Band – D

## Energy Performance rating

This property is Grade II listed therefore Energy Performance Certificate information is not required.

## Stoke Road, Blisworth, Northampton, NN7

Approximate Area = 1174 sq ft / 109 sq m

Outbuilding = 309 sq ft / 28.7 sq m

Total = 1483 sq ft / 137.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1404477

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## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
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