



Pyghtle Cottage
60 West End | Towcester | NN12 8UY

STEP INSIDE

Pyghtle Cottage

A superb, stone built five-bedroom period cottage with a detached double garage and if needed a guest annex all set in approximately 0.33 acres. Sought after location in Silverstone.

Pyghtle Cottage a very appealing and substantial detached stone-built period house, situated in this sought after and rarely available location in Silverstone. The property has been thoughtfully extended and modernised over the years and is now a successful blend of both contemporary and period features, it also has the flexibility of a guest annex with gym and a luxury shower room with sauna. The west facing gardens extend to approximately 0.33 acre and feature a superb sun terrace with water feature that opens onto a large lawn, there is also a detached double garage with ample parking on the long sweeping gravel driveway. Pyghtle Cottage is accessed via a long gravel which leads to the side of the house, there is parking for at least 6 cars and access to the detached double garage.

The main entrance is in the oldest part of the cottage; you are greeted by a lobby area which leads into the semi open hallway. On the right is the first of four reception rooms, it's a superb sitting room ideal for entertaining and opens into the kitchen, it has an impressive contemporary style wood burner and a



tilled floor, this room is lovely and bright with a window to the front overlooking the garden. To the right of the hallway is a lovely sitting room, it is a delightful room with a period inglenook fireplace with wood burner and views to the rear over the garden. Adjacent is a spacious dining room, it's a great size room ideal for family dining. To the rear is a large boot/utility room with access to the garden and plenty of space for coats and boots etc, it has a fitted utility area and wood storage. The kitchen is a lovely bright space with windows to both sides and a door opening onto the large sun terrace. It is fitted with a range of quality, modern style units with quartz work surfaces, with an integrated dishwasher, two ovens, induction hob, extractor hood and a wine cooler with space for an American fridge/freezer. The kitchen has a side lobby with further storage and access to the driveway.

To the rear of the kitchen is a further large family room with a stone fireplace and inset wood burner, a separate room that could be a bedroom with doors leading to the garden but is used as a gym and a luxurious en-suite shower room with a sauna. This whole area could be used as a guest annex if needed.

On the first floor there are five double bedrooms. The main bedroom suite is an exceptional size overlooking the gardens, it has a dressing/sitting area fitted with fitted wardrobes and a luxurious en-suite shower room. There are a further four double bedrooms that share a superb family bathroom with a bath and shower.

This stunning home sits in west facing gardens of approximately 0.33 acre, there is a large sandstone paved sun terrace spanning the rear of the house and just ideal for outside entertaining, it also has a water feature. There is a detached double garage accessed via a long gravel driveway with ample parking for at least five cars.





SELLER INSIGHT

“Set along this peaceful and sought after location, surrounded by pretty countryside and just a short distance from the centre of Silverstone village, this charming, stone built, property dates back, in part, to the 1700s. It has been the much loved family home for Ian and Carmen for the past ten years.

“We lived in the village and often admired the cottage on our walks and always said that, if it ever came onto the market, it would be perfect for us. Therefore, when the opportunity came along, we knew we had to make it our own. The original cottage had been extended in the 1970s, but its clear potential, combined with its fascinating history and idyllic setting, captured our imagination. During the ten years we have lived here, our home has been the subject of a significant renovation project. We have carefully and thoughtfully restored, ‘tweaked’ its internal layout, thereby, significantly improving its amenities, comfort and overall lifestyle offering. Today it is a truly practical and welcoming family home. Its layout is now highly versatile, but the heart of our home is undoubtedly the open-plan kitchen, dining and living space, where much of our family life takes place. Alongside this, there are several additional living areas, including a gym, whilst the older part of the house, with its beautifully preserved beams, offers a particular special and characterful atmosphere.”

“Outside, our large patio creates a charming courtyard feel – perfect for relaxing with a drink after a busy day or enjoying al fresco dining. The generous sized garden is mainly laid to lawn and bordered by mature trees and shrubs. We all love this space but it has been a wonderful safe area for our children to play and spend time with friends. With both indoor and outdoor space in abundance, our home has been ideal for hosting many memorable gatherings with family and friends over the years.”

“Our house is just a short distance into the centre of Silverstone village which enjoys a strong sense of community and offers excellent pubs, places to dine, well regarded schools and a wide range of social, sporting and leisure activities. Of course, Silverstone is world famous for its motorsport and residents of the village benefit from reduced rates for major events, including the Grand Prix.”

“We are quite proud of what we have achieved in preserving and enhancing this special home. However, as our family moves into a new chapter, it is now time for another family to enjoy everything that Pyghtle Cottage has to offer”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







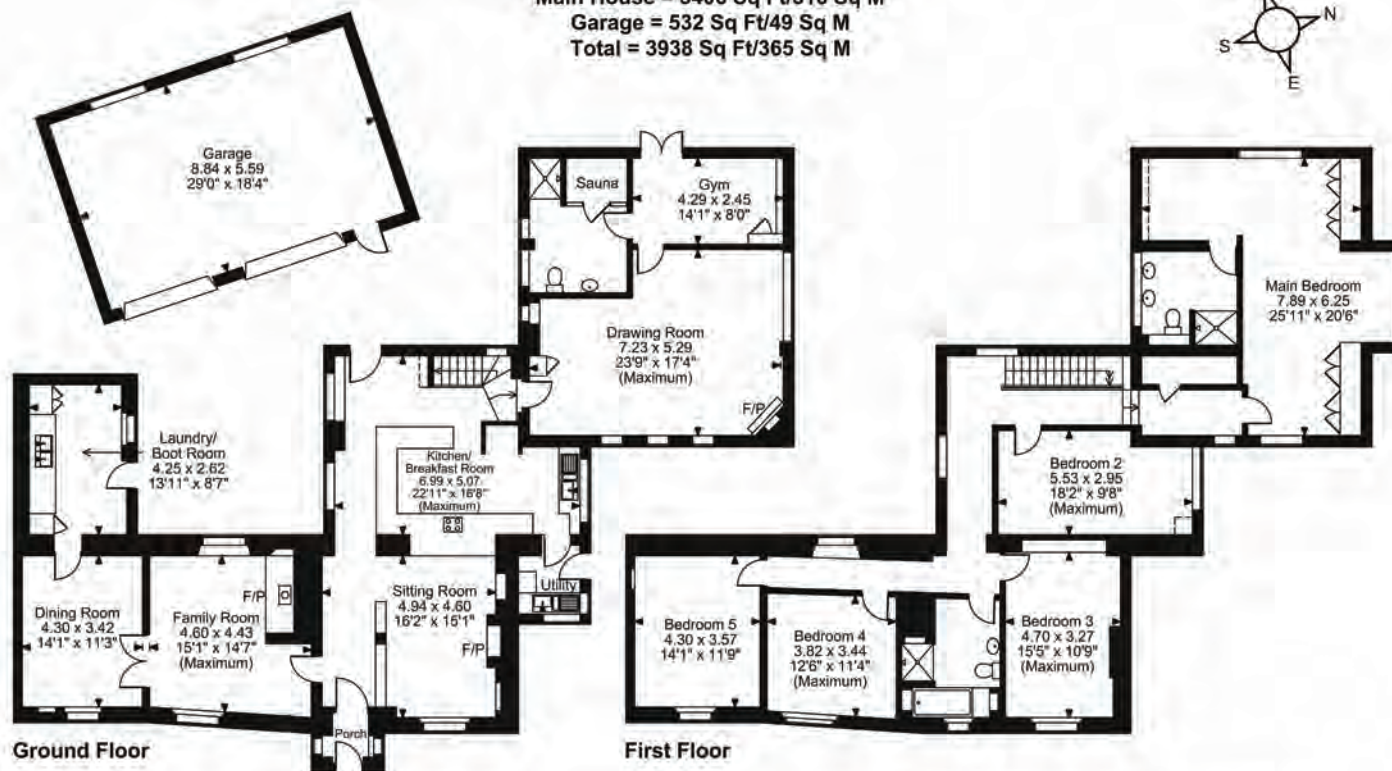
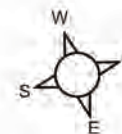
Pyghle Cottage, West End, Silverstone, Towcester

Approximate Gross Internal Area

Main House = 3406 Sq Ft/316 Sq M

Garage = 532 Sq Ft/49 Sq M

Total = 3938 Sq Ft/365 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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JONATHAN LLOYD-HAM

PARTNER

follow Fine & Country Northampton on



Fine & Country Northampton, Wellingborough and Towcester
20A-30, Abington Street, Northampton, Northamptonshire, NN1 2AJ
01604 309 030 | 07939 111481 | jonathan.lloyd-ham@fineandcountry.com

