

17-19 Duck End | Wollaston | NN29 7SH

Matthew Nicholas







Offers In The Region Of £399,950

A delightful Grade II Listed stone and thatch cottage built in 1650 situated on the edge of the pretty conservation area. The cottage boasts a gas fired radiator heating system, re-ridged thatch roof in the last five years, south facing garden with timber garden room attached to the house and lots of character features such as oak flooring, exposed timbers and stonework and deep silled windows. The accommodation briefly comprises a fitted kitchen with range cooker, dining room and sitting room, each with inglenook fireplaces, rear lobby and ground floor bathroom. To the first floor are a master bedroom with 15' vaulted ceiling, two further bedrooms and a contemporary shower room. Viewing is strongly advised.

- Grade II Listed stone and thatched cottage
- Driveway for one car
- Lots of period features
- Thoughtfully upgraded and improved over the years
- South facing garden
- Wood burner to sitting room

Timber entrance door from the front into the

Kitchen
12'0" x 16'3" (3.66m x 4.96m)
Fitted with a range of oak fronted base and eye level units with granite work tops over, inset Belfast style sink with period style brass mixer tap above, fitted Rangemaster gas cooker set into recess with extractor above and tiled splashback, integrated Bosch dishwasher, integrated Bosch fridge and freezer, wine rack,
pelmets to eye level storage cupboards with concealed strip lighting, radiator, slate floor, feature timber work to ceiling, exposed wood skirtings, architraving and ledge and brace style doors allowing access to the staircase rising to the first floor landing and dining room, deep silled multi-paned windows to front and side.

Dining Room
12'6" x 15'3" (3.83m x 4.65m)
Deep silled multi-paned window to the front incorporating window seat and further leaded deep silled window incorporating seat to the rear, radiator, feature inglenook fireplace, exposed stone work, timber beam above, York stone hearth, wall light points, slate floor, feature exposed timbers to ceiling, door leading to side passageway, further ledge and brace style exposed wood door leading through to the sitting room.

Sitting Room
13'5" x 16'4" (4.11m x 5.00m)
Deep silled multi-paned window incorporating window seat to the side, further deep silled multi-paned window overlooking the courtyard area of the garden, radiator, feature exposed stone inglenook style fireplace with feature fitted gas fired stove, reclaimed brick hearth, wall light points, TV point, wall mounted central heating thermostat, telephone point, exposed wood skirtings and architrave, solid oak floor, feature exposed timbers to ceiling, exposed ledge and brace style doors allowing access to the staircase rising to the master bedroom, under-stairs storage cupboard and stable style solid oak door with inset glazing leading out to the courtyard area of the garden, steps leading through to the rear lobby.

Lobby
Radiator, ceramic tiled floor, coving to ceiling, further doors allowing access to the ground floor bathroom and an inner lobby with cupboard housing plumbing and space for automatic washing machine with space for tumble drier above, further exposed wood panelled door allowing access to the additional garden room.

Ground Floor Bathroom
Fitted with a four piece suite in white, comprising low level w.c, pedestal wash hand basin, bath with marble to the side and corner shower cubicle with glazed screen and door, tiled splashbacks, radiator, marble tiled floor, inset downlighters to coved ceiling, cupboard housing concealed wall mounted gas fired central heating boiler.

Garden Room
6'1" x 12'8" (1.87m x 3.87m)
Timber garden room with power and light connected, glazing to two aspects with French style doors opening onto a small raised decked area previously used as a study area with a connecting door leading to the rear lobby of the main house.

First Floor Landing
Two deep silled multi-paned windows to the side, staircase with feature timber and rope banister and handrails leading down via a timber door back to the kitchen, radiator, exposed timber door allowing access to storage cupboard believed to be a former “priest hole”, feature exposed timbers to two walls with exposed wood ledge and brace style doors allowing access to bedrooms 2, 3 and the family bathroom.

Bedroom One
13'4" x 16'2" (4.08m x 4.95m)
Deep silled window with timber shutters to the rear, further deep silled multi-paned window to the side, radiator, point and power for wall mounted TV, ledge and brace style door allowing access to a built-in storage cupboard to the side of the chimney breast and further bespoke built-in wardrobes, feature full height vaulted ceiling with exposed ceiling timbers, staircase descending via timber door back to the sitting room, further ledge and brace style exposed timber door leading to the first floor landing.

Bedroom Two
11'11" x 8'5" (3.65m x 2.58m)
Deep silled multi-paned window to the front, radiator, double opening exposed timber doors allowing access to a built-in wardrobe, feature exposed timberwork to semi-vaulted ceiling.

Bedroom Three
7'4" x 7'6" (2.24m x 2.31m)
Deep silled multi-paned window to the rear, radiator, feature exposed timbers to one wall and further exposed timbers to feature sloping eaves of ceiling.

Bathroom
Fitted with a three piece contemporary suite, comprising low level w.c., feature ceramic bowl wash hand basin with mono bloc mixer tap over set on oak freestanding cupboard providing storage beneath, corner shower cubicle with sliding glazed doors, tiled splash areas and Redring electric shower, chrome finished heated towel warmer, slate tiled floor, feature sloping eaves and timberwork to ceiling, multi-paned glazed deep silled windows to both front and side.

Outside
The cottage stands behind a medium height reclaimed brick and stone walled courtyard style frontage laid to cotswold chippings with reclaimed brick pathway edged by stone leading to the main entrance door. To the side of the front garden is a driveway area laid to a similar surface, bordered on one side by a medium height stone wall providing off-road parking for one vehicle and accessed via a shared area of block paving serving one other property. Timber fence and reclaimed sleepers with pedestrian gate allowing access to the rear garden. There is also a shared passageway leading between number 17-19 and 21 allowing access to the courtyard area of the rear garden.

Rear Garden
The rear garden is laid to two distinct halves. Immediately abutting the rear of the cottage and to the eastern side of the house is the main garden, laid to lawn with reclaimed timber sleeper retained bed. Exterior security lighting, timber picket style gate and balustrading leading to the courtyard area to the west side of the cottage, laid to a combination of raised timber decking and paved terrace, steps leading down and allowing access to the shared passageway with number 21. The whole is enclosed by a combination of timber fencing and walling. South facing.

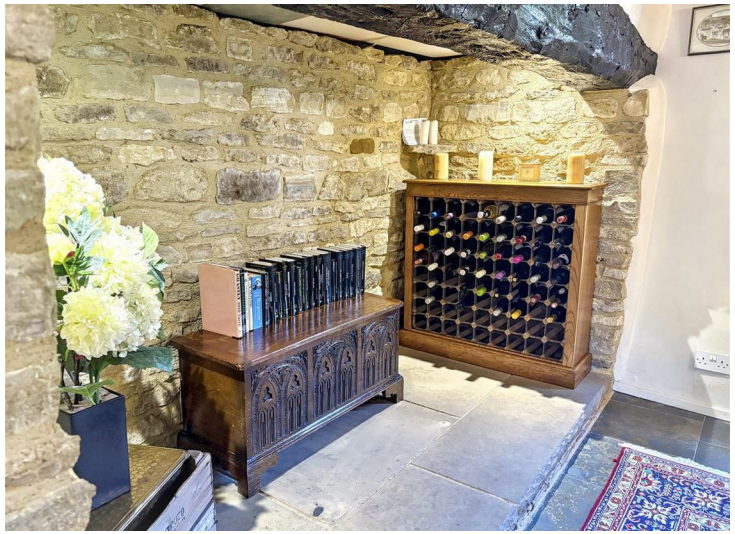
Material Information
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

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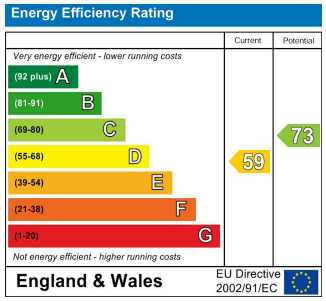
Further Information

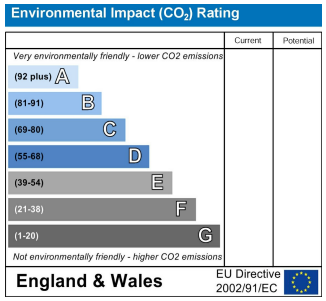


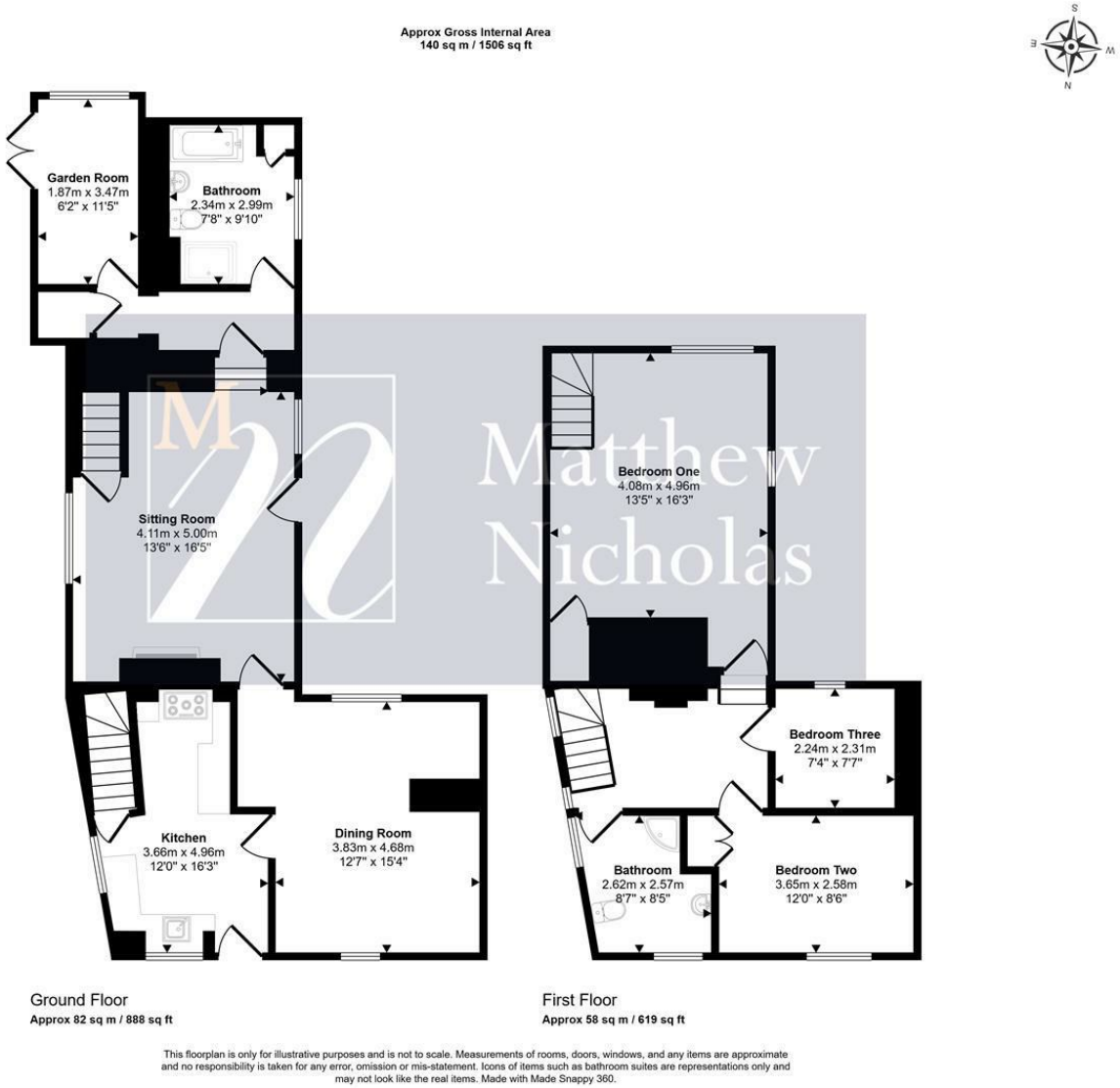
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1506.00 sq ft







Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

Matthew Nicholas