

Mops Cottage, Caldecote, Northamptonshire, NN12 8AG

HOWKINS & HARRISON

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Guide Price: £475,000

Dating back to the early 19th Century, this beautiful, Grade II Listed stone cottage is situated within the quiet village of Caldecote, within easy reach of Towcester. Full of character and charm, the property includes a bespoke hand-made solid oak kitchen/dining room, two reception rooms, a cloakroom, four bedrooms and two bathrooms. Outside, the property further benefits from an established rear garden, driveway parking, a garage and useful outbuildings.

Features

- Detached character cottage
- Grade II Listed
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Well-appointed kitchen/dining room
- Two reception rooms
- Established rear garden
- Garage and driveway parking







Location

Caldecote is a hamlet in Northamptonshire about 1 mile north of Towcester and 7 miles from Northampton between the A5 to the west and the A43 to the east. The nearby village of Tiffield has a primary school which is now linked with the schools at Gayton, Stoke Bruerne and Whittlebury to form the Forest Federation. Most pupils who leave the school progress to Sponne School in Towcester. In Tiffield there is a church, a pub, a pocket park and a playing field.

The nearby market town of Towcester has many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 30 minutes and 50 minutes respectively.



Ground Floor

The ground floor boasts two reception rooms, currently a sitting room and dining room, both with exposed ceiling beams and wood burning stoves. The inner hall provides access to the cloakroom, and the bespoke, hand-made solid oak kitchen/dining room, with a range of fitted units and integrated appliances, plus a doorway to the rear garden.

First Floor

The master bedroom benefits from an en-suite shower room. There are three further bedrooms, and a family bathroom.

Agents Note

Please note that for presentation purposes, some of the photographs containing furniture have been staged using AI technology.











Outside

The cottage boasts driveway parking for numerous vehicles, providing access to the single garage beyond a gate. The rear, westerly facing garden is well-established, mostly laid to lawn with mature trees, shrubs and planted borders. There are two useful outbuildings, and a generous patio seating area. At the end of the garden a further patio area affords unrestricted views of the fields beyond.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.















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

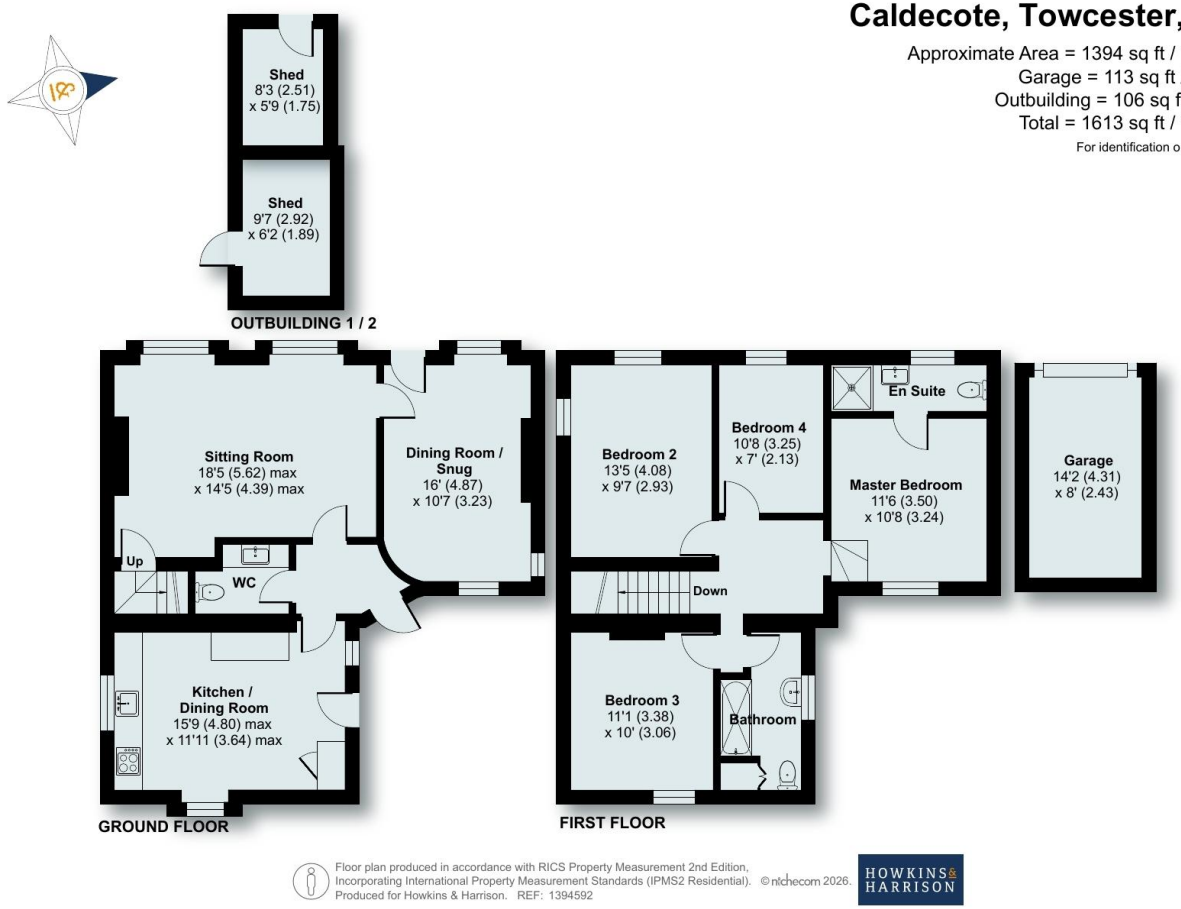
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services
The following services are connected to this property: electricity, water and drainage. 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. Oil fed boiler for water and heating.

Tenure: Freehold

Local Authority
West Northamptonshire Council – Band E

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



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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