



Dale Farm Cottage, 2 Wellingborough Road, Mears Ashby, Northamptonshire, NN6 0DZ

HOWKINS &  
HARRISON

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Guide Price £375,000

A charming Grade II listed cottage, nestled in the heart of the highly regarded village of Mears Ashby. Reputedly dating back to 17<sup>th</sup> to mid 18<sup>th</sup> century and formerly farm buildings, Dale Farm Cottage provides well-organised accommodation set out over two floors, complete with character and period features.

## Features

- Period village cottage
- Kitchen/breakfast room
- Sitting room with feature fireplace
- Three double bedrooms
- Refurbished family bathroom
- Charming gardens
- Off-road parking for two vehicles
- NO ONWARD CHAIN



## Location

Mears Ashby is a popular conservation village lying in open countryside between the county towns of Northampton and Wellingborough. It boasts a popular public house, primary school along with church, playing field and is within a short distance of Beckworth Emporium with its garden centre, food hall and restaurant. Rushden Lakes, with its extensive shopping, leisure, restaurants and cinema, is within a 15 minute drive.

Further independent schools can be found in Wellingborough, Spratton, and Maidwell, with Northampton High School also in close proximity.

The towns of Wellingborough, Kettering and Northampton are all within easy reach providing an extensive range of shopping and leisure facilities. Train services are available from Wellingborough into London St Pancras and Northampton into London Euston.

The village is surrounded by open countryside providing access to footpaths, bridleways and country lanes for walking, cycling and riding enthusiasts. The village is within walking distance of Sywell Country Park and is a short drive from Pitsford Reservoir providing sailing and trout fishing together with circular cycle route and foot path.



## Ground Floor

The front door opens into a welcoming entrance hall, with stairs ascending to the first floor, complete with useful storage and quarry tiled flooring. The kitchen/dining room is situated to the front of the property, overlooking the garden. The kitchen is fitted with a range of modern units under granite worktops, and is fitted with a range of appliances including a sink unit, hob, oven, dishwasher, washing machine and fridge. A pantry cupboard provides additional storage and houses the 'ideal' boiler. Completing the downstairs, the sitting room is flooded with natural light via French doors leading onto a courtyard garden. The period features continue, with exposed beams and an impressive fireplace fitted with a woodburning stove.

## First Floor

The first floor accommodation offers three double bedrooms and the refurbished family bathroom. The principal bedroom is situated to the front of the property, complete with fitted wardrobes and a feature cast iron fireplace. Bedroom two is situated to the rear of the property, flooded with natural light, complete with fitted storage. Bedroom three has been adapted by the current owners into a guest room/dressing room, fitted with shelving. The family bathroom has been refurbished with a stylish suite, comprising of a free-standing bathtub, spacious shower, vanity hand wash basin with storage below, and WC, finished with wooden panelling.

## Outside

The property is accessed from the driveway, which provides parking for two vehicles. A pedestrian gate opens into the private garden, mainly laid to lawn with a range of mature trees and shrubs. Steps lead down to the lowered terrace, providing ample space for outside dining and entertaining. The front garden is complete with a shed for garden machinery and tools.

To the rear of the property, the courtyard garden provides an additional sitting space, accessed from the sitting room.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456.

## 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

None of the 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 water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council. Tel: 0300-1267000

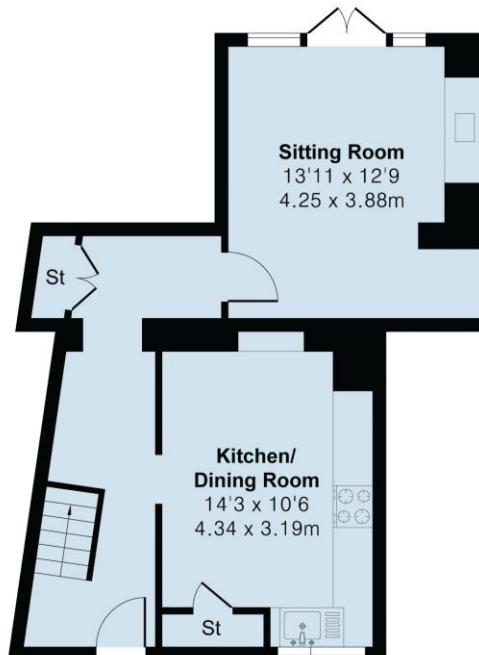
Council Tax Band - D

EPC - Exempt

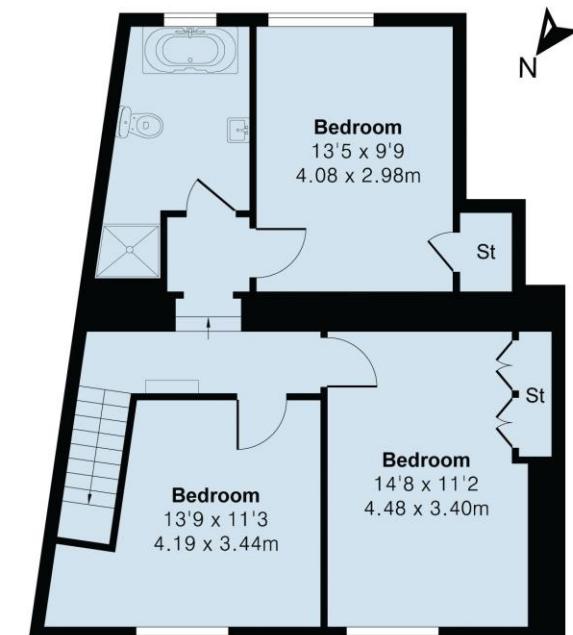
## Approximate Gross Internal Area 1110 sq ft - 103 sq m

Ground Floor Area 475 sq ft - 44 sq m

First Floor Area 635 sq ft - 59 sq m



Ground Floor



First Floor

## Howkins & Harrison

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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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