

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



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The School House 2 West Street, Ecton, NN6 0QF



# The School House 2 West Street, Ecton, NN6 0QF

This attractive Victorian former Schoolmaster’s cottage is located in the highly sought-after village of Ecton and has been lovingly maintained, retaining an abundance of character including sash windows, stripped pine doors and original fireplaces. The accommodation is offered in excellent order throughout and includes an entrance hall, cloakroom, lounge with feature fireplace, separate dining room, study and a well-appointed kitchen with access to the garden. Upstairs, there are three double bedrooms and a generously sized refitted bathroom featuring a roll-top bath and separate shower. Outside, the property enjoys landscaped gardens to the front and side, providing pleasant seating areas and a high degree of privacy. Additional benefits include gas radiator central heating. This is a rare opportunity to purchase a charming period home in a desirable village location, and early viewing is advised.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

21'11" x 6'04"

Entered via a solid oak front door, there are stairs rising to the first floor with pine balustrade and an understairs storage area. There is an original quarry tiled floor and a radiator. Doors to:-



#### DINING ROOM

13'01" x 11'11"

An attractive dual aspect room with sash windows to the front and to the side, there is a central fireplace with tiled inserts set in an attractive surround with a tiled hearth and an open grate with cupboards either side. There is a picture rail and a radiator.

#### LOUNGE

13'01" x 11'08"

A dual aspect room with sash windows to the side and rear, it features a display alcove with pine-fronted cupboards below, a picture rail, and a radiator. The room opens to:



#### KITCHEN/BREAKFAST ROOM

10'10" x 9'10"

A stylish range of hand-painted base and eye-level cupboards, the kitchen features contrasting timber worktops and a deep enamel butler sink. Integrated appliances include a five-ring gas hob with extractor above and a single oven beneath. There is plumbing for a washing machine and space for a freestanding fridge/freezer. Additional features include a dresser unit with glazed display cabinets, strip laminate flooring, a radiator, and a door providing access to the rear courtyard.



#### STUDY

11'00" x 8'10"

Sash windows to the side elevation, there is a wood-effect laminate floor and integrated cupboards.

#### CLOAKROOM

6'10" x 3'1"

Fitted with a wash hand basin and WC, there is a radiator and wood laminate flooring.

### FIRST FLOOR

#### LANDING

21'10" x 3'03"

With a sash window overlooking the front, a picture rail and doors to:-



#### BEDROOM ONE

13'01" x 12'02"

A dual aspect room with sash windows to the front and to the side, there is an ornate original cast iron fireplace with a built-in cupboard to the side with pine doors, coving to ceiling and a radiator.



#### BEDROOM TWO

13'01" x 12'00"

Twin casement sash windows overlook the front, there is an original ornate cast iron fireplace with a built-in cupboard to the side with pine doors, coving to ceiling and a radiator.



#### BEDROOM THREE

10'08" x 10'06"

Twin casement windows overlook the side, there is a range of built-in cupboards providing extensive hanging and storage space, coving to ceiling and a radiator.



#### BATHROOM

11'02" x 10'11"

The spacious bathroom features a classic suite comprising a freestanding roll-top claw-foot bath with mixer shower handset, a pedestal wash basin, a separate shower cubicle with chrome deluge shower head, and a WC. The room is enhanced by half-height wood panelling, a built-in airing cupboard housing the gas-fired boiler with slatted linen shelving, twin casement windows to the side, ceramic tiled flooring, and a Victorian-style radiator.



### OUTSIDE



#### REAR GARDEN

The property has gardens to the front, side, and rear, bounded by a tall brick wall and laid mainly to lawn, with various flower and shrub borders. There is a rear patio area with access from the kitchen.

### SERVICES

Main drainage, gas, water and electricity are connected.



### COUNCIL TAX

North Northamptonshire Council - Band E

### AGENTS NOTE

The property is held on a periodic Assured Shorthold Tenancy with a two-month notice period.

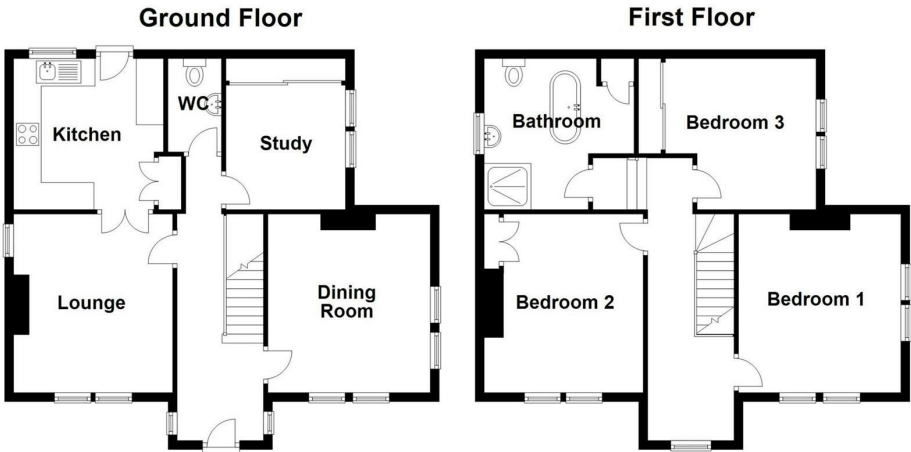
### HOW TO GET THERE

From Northampton town centre, proceed in an easterly direction towards Becketts Park, taking a right turning continue down towards the Bedford Road roundabout. At the roundabout, take the second exit onto the A45 and continue towards Riverside. Upon passing the Riverside retail park, take the next exit turning left onto the A5076. Continue over the first roundabout and take the second roundabout, and take a right-hand turning onto the A4500 Wellingborough Road. Proceed out of the town for approximately one mile and take the first turning on the right onto Northampton Road and proceed along this road onto the High Street, where the property can be found on the right-hand side before turning into West Street.



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Not to scale. For illustrative purposes only