



HENDERSON CONNELLAN

ESTATE AGENTS

Queen Street, Geddington NN14

“Village Gem”

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Nestled discreetly in the heart of picturesque Geddington, this charming Grade II listed cottage offers much more than meets the eye. The interior is bigger than you expect, as well as enjoying a wonderful, mature garden with Significant stone outbuilding, set moments from the heart of the village and the historic Queen Eleanor Cross, picturesque Ford and crossing bridge. The impressive interior benefits from gas central heating to include a fitted kitchen, useful utility room and a lovely living room providing living and dining options enjoying the warmth of a multi-fuel burner set within a Inglenook fireplace. The bathroom has been newly fitted, the rear hallway has a striking period staircase leading to the first floor with two well-proportioned bedrooms with a wash room. Outside, the property continues to impress with a generously-sized garden, with stone walling, mature plantings, and a substantial stone-built outbuilding, offering useful storage or potential for a variety of uses as well as a smaller outbuilding. A charming village home in a truly picturesque setting, offering the perfect opportunity to enjoy the character, community and simple pleasures of village life.

Living Room - 4.6m x 3.99m (15'1" x 13'1")

Utility Room - 1.75m x 1.42m (5'9" x 4'8")

Bathroom - 2.26m x 1.42m (7'5" x 4'8")

Kitchen - 4.75m x 2.11m (15'7" x 6'11")

Bedroom One - 3.38m x 2.51m (11'1" x 8'3")

Bedroom Two - 3.96m x 2.13m (13'0" x 7'0")

WC - 1.52m x 0.91m (5'0" x 3'0")

- Mostly Secondary Glazed Wooden Windows
- Gas Central Heating
- Grade II Listed
- Character Cottage
- Two Double Bedrooms
- Generous Garden With Stone Outbuilding
- EPC RATING: LISTED
- COUNCIL TAX: B
- Village Location

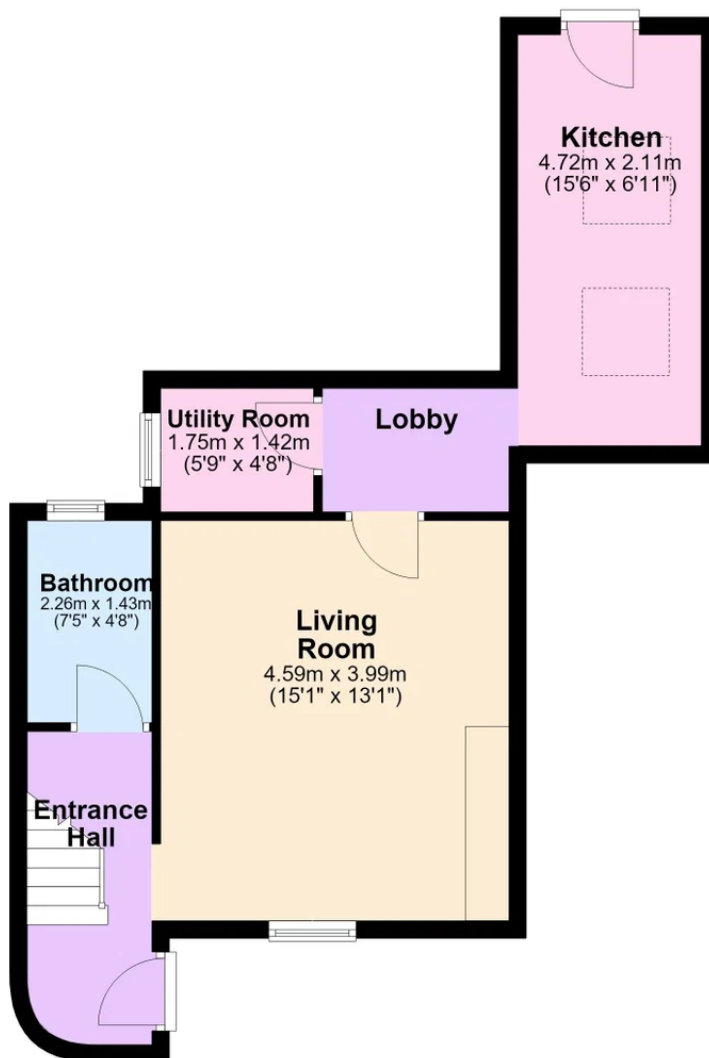
Tenure: Freehold





Ground Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 sq. feet)

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

