



The Shoulder Of Mutton, 12 High Street

Guide Price **£475,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS





The Shoulder Of Mutton

12 High Street, Northampton

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Former pub, converted to village family home
- 3 / 4 Reception rooms
- 4 Bedrooms, principal with en-suite
- Utility room, boot room and lobby
- Fitted kitchen with appliances
- Family bathroom and en-suite shower room
- Delightful village location
- Easy access to main road links A14, M1 and M6
- Attractive rear courtyard
- Traditional timber beams to many rooms





This distinctive four bedroom terraced house presents a rare opportunity to acquire a spacious family home in the heart of the much sought-after village of Welford, with convenient access to the A14, M1 and M6 road networks.

Formerly a public house, the property has been thoughtfully converted to provide versatile and generously proportioned accommodation, blending original character features with modern comforts.

The ground floor offers a choice of three or four reception rooms (allowing flexibility for formal dining, a study or an additional sitting area), each enhanced by traditional timber beams that add warmth and charm. The fitted kitchen is well appointed with integrated appliances and ample cupboard space. Practicality is further assured by a separate utility room, a useful boot room and a welcoming lobby, ideal for busy family life.

Upstairs, there are four well-proportioned bedrooms, including a principal suite with its own en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom.

The property's layout and generous room sizes offer ample scope for both entertaining and private relaxation, making it ideally suited to growing families or those seeking a home with character and flexibility. The property is situated in a delightful village location, offering a sense of community and tranquillity, yet remains within easy reach of major transport links for effortless commuting.

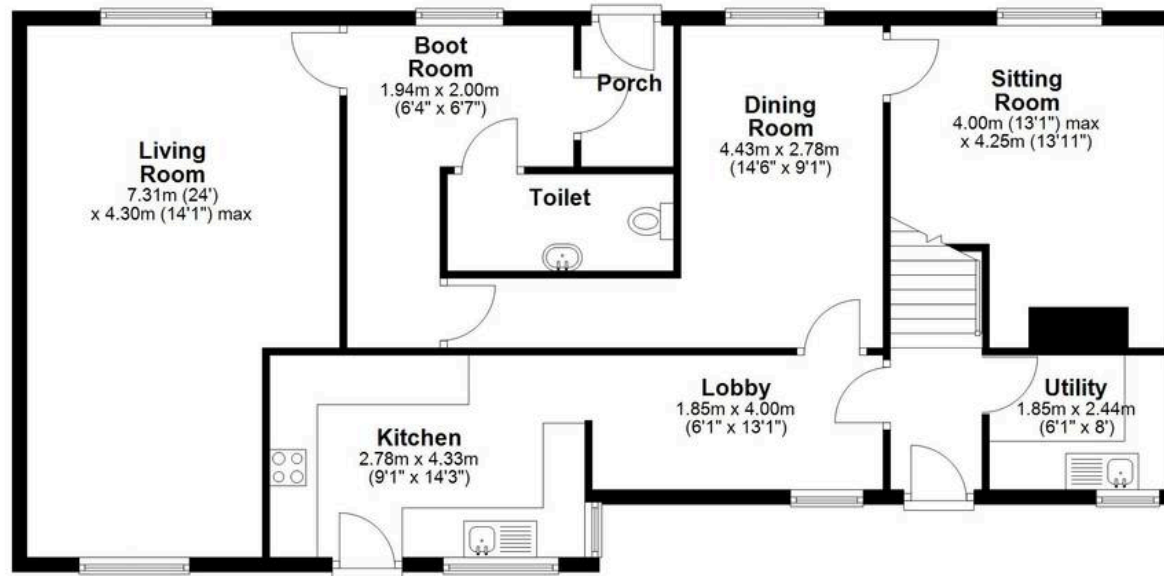
Traditional features such as exposed timber beams are evident in many rooms, lending a sense of history and individuality to the home. This unique residence combines period charm with the every-day practicality required for modern living, resulting in a home that is both welcoming and highly functional. Early viewing is highly recommended to appreciate the scale, flexibility and character of this exceptional property.





Ground Floor

Approx. 106.8 sq. metres (1149.6 sq. feet)



First Floor

Approx. 80.8 sq. metres (869.3 sq. feet)



Total area: approx. 187.6 sq. metres (2018.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.





Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 52 High Street, Market Harborough - LE16 7AF

01858431315 · mkt.harboroughsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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