

45 CHURCH STREET NASSINGTON



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Guide Price £650,000

Known as Mr Lock's House, a Listed Building dated 1750 and constructed of local stone under Colleyweston slate roofs, the property presents one of the few remaining opportunities to renovate and restore a substantial Georgian House with ranges of outbuildings, standing in a substantial garden (approx 1 acre STS) in a most attractive village with Shops, Post Office and Public House, all in easy driving distance to the market towns of Oundle and Stamford and within easy access of main line to Kings Cross, Cambridge and London

Entrance Hall:

22' x 8'6" (6.71m x 2.16m) Stone flagged floor, fitted cloakrail, cupboard under stairs, night storage heater



Sitting Room:

15'10" x 12'3" (4.83m x 3.75m; Excluding deep curved bay) Tiled fireplace, fitted cupboards to alcoves, suspended timber floor, ceiling beam, Sunstore storage heater, power points



Drawing Room:

17'9" x 15'2" (5.41m x 4.63m; Excluding deep curved bay) Victorian fireplace with inset room heater, twin alcove cupboards, double French casement with shutters to garden, twin ceiling beams, Sunstore storage heater,



Inner Hall and Cellar:

15'2" x 9'3" (4.64m x 2.83m) with stone barrel vaulted ceiling – it is assumed that the floor is stone flagged

Rear Hall:

Night storage heater – it is assumed that the floor is stone flagged

Pantry:

8'8" x 7' (2.65m x 2.14m) Fitted shelving, power point; Recess: (1.35m x 1.17m) Fitted shelving

Kitchen:

14'1" x 14' (4.30m x 4.28m) Stainless steel single drainer sink unit, original water pump, ceiling mounted airer, fluorescent light, 2 Sunstore storage heaters, power points

Dairy:

13'7" x 3'9" (4.15m x 1.16m Minimum)

Rear Porch:



First Floor: Landing

Bedroom 1:

15'11" x 12'6" (4.86m x 3.83m; Excluding deep curved bay) Victorian iron fireplace, fitted wardrobe, ceiling beam, night storage heater, power points



Bedroom 2:

9' x 7'7" (2.75m x 2.32m) night storage heater, power points

Bedroom 3:

18' x 10'9" (5.49m x 3.29m overall)
Ceiling beam, night storage heater,
power points

Bathroom:

18'1" x 10'9" (5.52m x 3.29m overall)
White suite of panelled bath, inset tiled shower stall, vanity basin, low suite WC, fitted airing cupboard with insulated cylinder tank and dual immersion heaters, Dimplex wall heater, Xpelair, night storage heater



Second Floor: Landing (all floors have a concrete finish)

Bedroom 4:
14'11" x 13'1" (4.55m x 3.99m) Victorian iron fireplace

Bedroom 5
10'11" x 8'4" (3.33m x 2.54m)

Bedroom 6:
16'4" x 15'1" (5.00m x 4.62m) Including water storage tank to recess

OUTSIDE:

Side vehicular access from Church Street through established shrubberies, with small enclosed garden to the side and rear of the house and a Timber Shed: 12'3" x 7'7" (3.74m x 2.31m)

Range of Stone and Pantile Outbuildings comprising:-

The Wash House:
16'10" x 9'4" (5.13m x 2.86m) This is divided and still contains a large open fire place, original "copper", wall set harness trees, power points and light.

Separate WC with low suite WC power point and light



Coal Store:
8'6" x 5'9" (2.60m x 1.76m, with a return behind the WC)

Garage:
19'4" x 8'6" (5.91m x 2.60m) Sub divided

Range of Stone and Corrugated Iron Stores comprising:-

Fuel Store:
15'1" x 14'8" (4.61m x 4.48m) complete with contents

Barn:
59'4" x 14'7" (18.08m x 4.44m) with part cobbled and part concrete floor

Brick and Pantile Garage/Store:
19'4" x 13'7" (5.89m x 4.15m) Concrete floor

Open Fronted Cart Store:
37'5" x 17'8" (11.42m x 5.39m) Stone walls to three sides, mono pitch corrugated iron roof.



The Outbuildings are generally set around the former yard and beyond is a previous walled kitchen garden, thereafter the grounds while considerably overgrown contain a variety of mature trees and shrubs together with an extensive stock of heritage apple, pear, plum and other fruiting trees

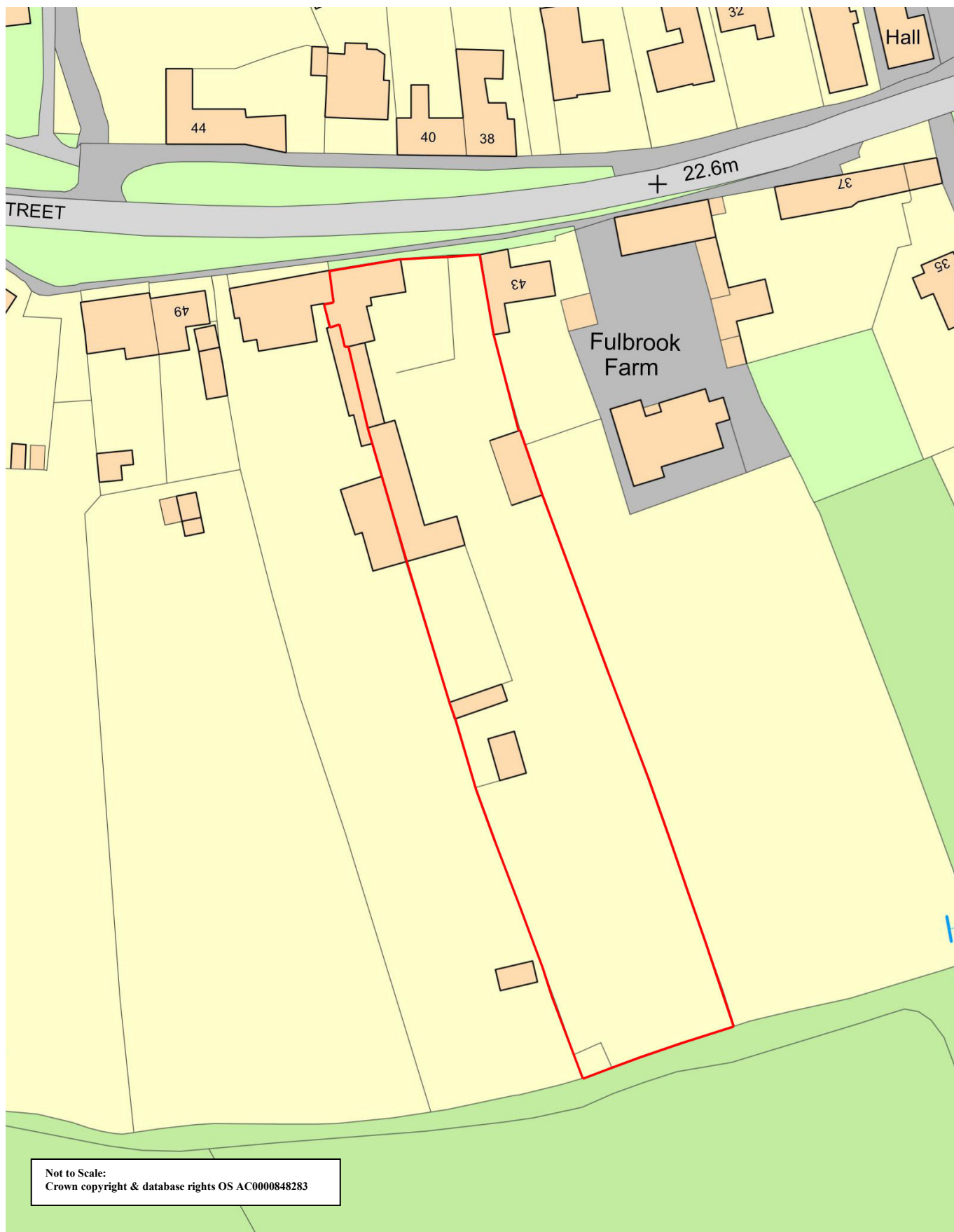
The Wood Store:

22'5" x 14'1" (6.84m x 4.30m) With contents

This is an interesting building in that it is two storey and of stone with a pitched corrugated asbestos roof.

It is likely that this is older than the main house but currently there is no access to the first floor





HOURS

Monday – Friday: 9.00am – 5.00 pm

WEB SITE

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