



exp

Cobblers Cottage

Hargrave NN9 6BW

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Cobblers Cottage

Offers Over: £575,000

Nestled in the picturesque village of Hargrave, this charming cottage, formerly two cottages and a general store, offers incredibly versatile accommodation spread over 2237 sq ft. With character features throughout and wonderful gardens extending to 0.46 acres, this property promises a unique and adaptable living experience.



Location

Hargrave is a well-regarded village in rural Northamptonshire, offering a quiet setting with strong links to surrounding towns. Located within easy reach of Wellingborough, Raunds, and Kimbolton, the village provides convenient access to local amenities, schooling, and transport connections.

Wellingborough railway station offers direct mainline services to London St Pancras, making the area suitable for commuters. Hargrave centres around its historic parish church and features a range of character properties set along peaceful village roads.

The surrounding countryside offers open views and access to local footpaths, while road links including the A14, A45, M1, and M6 are readily accessible. The popular Rushden Lakes shopping and leisure complex, with its wide selection of retail outlets, restaurants, and leisure facilities, is also just a short drive away.





The Property

Cobblers Cottage boasts a flexible layout, providing ample space for a variety of uses, from multi-generational living to a dedicated home office. With a choice of three entrances, the property immediately offers a sense of adaptability. The main entrance leads into a lobby with a convenient cloakroom and a study featuring attractive exposed ceiling beams. This flows into the central kitchen, equipped with a range of cabinets, an integrated sink, space for a cooker, exposed beams, and a laundry cupboard. A second kitchen further enhances the property's versatility, featuring additional cabinetry, working surfaces, and plumbing for a dishwasher.

Living & Reception Spaces

The expansive accommodation includes five reception rooms, each offering distinct character and purpose. A family room features reclaimed wood-panelled walls and its own entrance. The former shop area presents a flexible space, ideal as another reception room or a ground-floor bedroom, complete with a feature stone fireplace and a large window overlooking All Hallows Church. Double doors from the secondary kitchen open into a dining room with French doors leading directly to the garden. A true highlight is the impressive first-floor sitting room, boasting a vaulted ceiling, exposed lime-washed timbers, and French doors leading to a Juliette balcony with garden views. An additional reception room, currently used as a study, offers further flexibility.

Bedrooms & Bathrooms

The property features four well-proportioned bedrooms, providing comfortable private spaces. Upstairs, there are two double bedrooms and a family bathroom, complete with a shower cubicle, bath, WC, wash hand basin, and linen cupboard. A separate staircase leads to an additional double bedroom and an adjacent shower room, offering a secluded suite within the home.

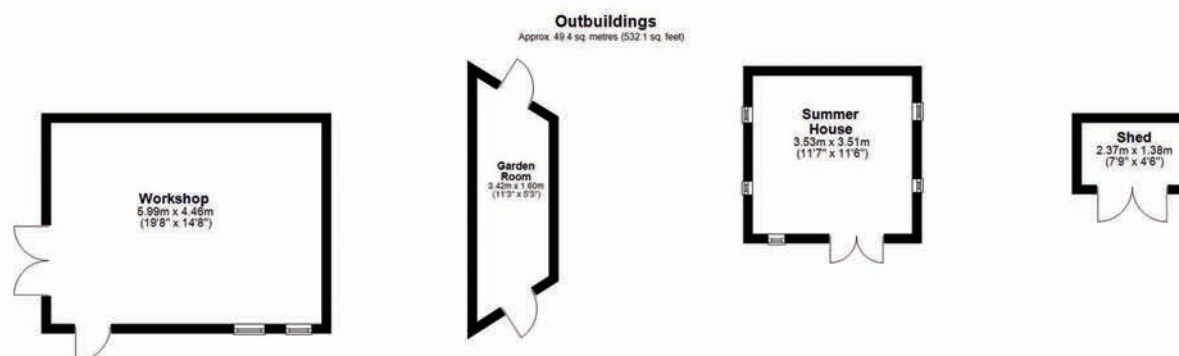
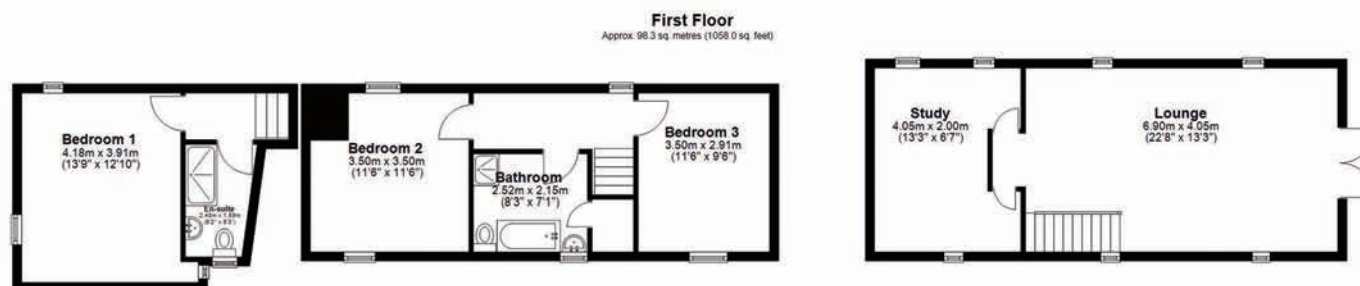
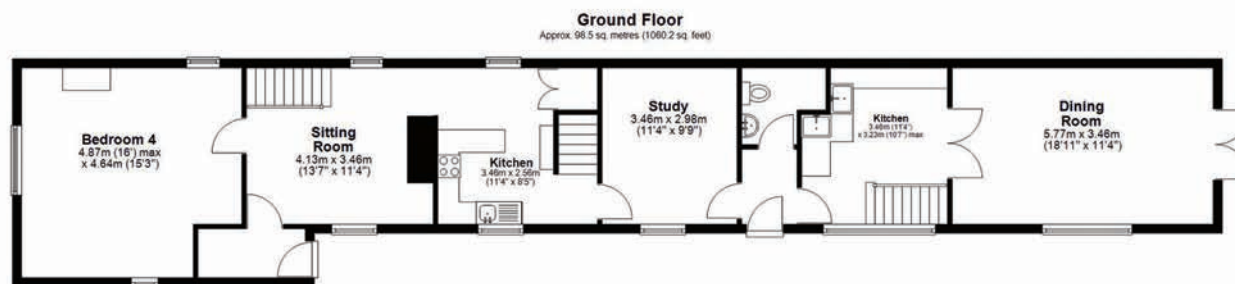
Outside Space

Occupying a generous 0.46-acre plot, the gardens of Cobblers Cottage have been carefully developed over many years. They feature a delightful combination of lawned areas and well-planted borders, abundant with established trees and shrubs, providing colour and interest throughout the seasons. The outdoor space includes a timber-decked seating and entertaining area with a picturesque pond, alongside a practical summer house with power and water connected. Sectioned pathways lead through the gardens to a charming kitchen garden. There is also a greenhouse, ample covered storage, and a large timber workshop with power connected, offering practical space for a variety of uses.





Call **Darren Wootton** to arrange a viewing on **07808 314772**



Total area: approx. 246.2 sq. metres (2650.3 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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