



6 Westfield Road
Wellingborough, NN8 3JT



Simpson & Weekley



We are pleased to offer to the market this Beautifully Renovated and Extended Family Home with Exceptional Character

This house is from the Victorian era and was known as "Studland House" in the early 1900s till 1960s.

Its name was changed to "The Cottage" sometime after this period and has been sensitively restored by its current owners.

Set in a prominent and highly regarded position, this impressive family home now combines timeless period character with contemporary family living creating a stylish, versatile and exceptionally well-presented home set within a generous plot. This home offers a particularly impressive open-plan Kitchen/Dining/Family Room, four double bedrooms, an additional converted loft room, two bath/shower rooms, a versatile snug and reception hall, generous gardens, extensive off-road parking and a detached single garage. The renovation has been carried out to a very high standard, replacing both gable-end walls whilst keeping as many original features of the house as possible, including the exposed stone walls and fireplaces. On replacing the roof, the original roof tiles could not be kept but have been replaced with red tiles similar to The Cottage's original tiles. A complete re-wire, new central heating system, upgraded windows, full redecoration and wet underfloor heating throughout the ground floor. CAT6 cabling has also been installed, providing excellent connectivity for modern family life, while the underfloor heating is conveniently controlled via a 'Hive' remote system.

Ground Floor

A composite front door opens into the impressive open-plan Kitchen/Dining/Family Room, which forms the true heart of this exceptional home, this light-filled space has been designed with modern family life and entertaining in mind. Large Rehau windows and French doors overlook and open onto the rear garden, flooding the room with natural light and creating an effortless connection between the house and garden.



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Asking Price £499,950



A striking exposed chimney breast and quarry-tiled hearth provide an attractive focal point and offer the potential for the installation of a wood-burning stove, subject to the necessary regulations and approvals.

The beautifully appointed Howdens kitchen blends contemporary practicality with a timeless shaker aesthetic. It features eye and base-level cabinetry with classic oak door knobs, under-counter lighting, square-edge worktops with matching upstands and a one-and-a-half bowl composite sink with drainer. There is space and plumbing for under-counter appliances, together with a freestanding Leisure range cooker.

From the main living space, the versatile Reception Hall provides an additional and highly adaptable reception area. Finished with a beautiful period quarry-tiled floor and underfloor heating, this room could be utilised as a formal sitting room, dining room, playroom or further family space. An exposed stone wall, open fireplace and exposed brick surround add considerable character, whilst the staircase rises to the first floor.

A separate Snug provides a cosy retreat away from the main living space. With matching quarry-tiled flooring, underfloor heating and a handmade solid oak door, it would make an ideal reading room or relaxing space, whilst also offering excellent flexibility as a home office, playroom or additional reception room.

Completing the ground floor is the WC/Utility Room, finished with timber-effect laminate flooring and providing a two-piece suite, front-facing window and space and plumbing for a washing machine. A generous cupboard houses the gas-fired central heating boiler and underfloor heating manifold.





First Floor

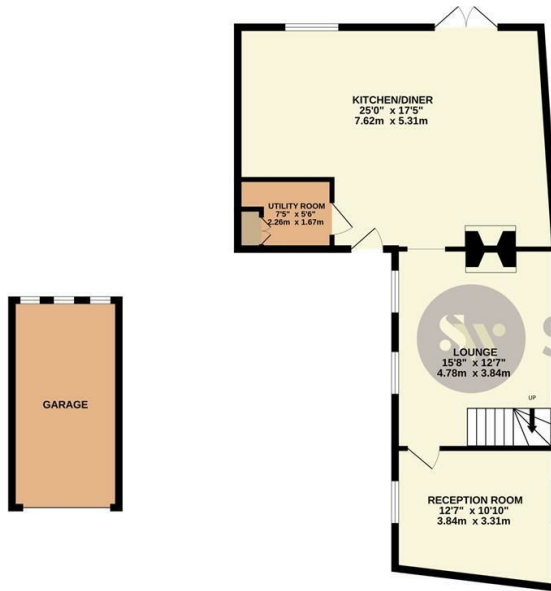
The staircase rises to a characterful first-floor landing, featuring an exposed oak newel post and handrail. A striking exposed stone wall and side window create an impressive first impression, whilst a drop-down hatch and ladder provide convenient access to the converted loft room which offers a wonderfully versatile additional space, currently fitted with carpeting, lighting, power, CAT6 cabling and a Velux-style window. A further door leads into the remaining boarded loft space, where the unvented hot water cylinder is housed.

The first floor provides four excellent double bedrooms, each offering its own individual character.

The Principal Bedroom is an especially bright and attractive room, benefiting from dual-aspect windows and a part-raked ceiling. The adjoining En Suite Shower Room has been finished to a high standard with luxury vinyl tiled flooring, ceramic tiled walls, chrome heated towel radiator and a contemporary three-piece suite incorporating a thermostatic shower.



GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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