High Street

Paulerspury, Towcester, NN12 7NA

David Cosby
Estate Agents

DAVID COSBY
ESTATE AGENTS

High Street

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Total GIA Inc. Garage | Approx. 85 sqm (915 sqft)

3 Bedrooms | 2 Receptions | 1 Bathrooms

Features

- Victorian end-terrace cottage
- Three bedrooms
- Limestone façade with red-brick detailing
- Front forecourt parking for several vehicles
- Gated side access to garden
- Two reception rooms with fireplaces
- Shaker-style kitchen with stable door
- Enclosed side and rear gardens
- Contemporary office pod with air conditioning

Description

An attractive three-bedroom Victorian end-terrace cottage, set back from the High Street in the village of Paulerspury. The property is constructed in roughly hewn, coursed limestone with contrasting red-brick beneath a traditional pitched slate roof.

Internally, the ground-floor accommodation comprises a front sitting room with an open fireplace, a central dining room, a three-piece bathroom, and a triple-aspect kitchen fitted with Shaker-style units and a stable door opening directly to the garden. Upstairs, the first-floor landing leads to three well-proportioned bedrooms.

Outside, the end-terrace position allows for secure gated side access and an enclosed side-and-rear garden. To the front, a wide gravelled forecourt provides off-road parking for several vehicles.

A characterful three-bedroom Victorian end-terrace cottage, set back from Paulerspury's High Street, offering period detailing, practical off-road parking and enclosed gardens with secure side access.

The Property

Sitting Room
The front entrance opens directly into the sitting room, a welcoming principal reception with notably high ceilings for a Victorian cottage of this scale. Engineered oak flooring has been fitted, with neutral décor to the walls. A traditional three-light casement window to the front elevation provides good natural light. The room is centred around an attractive open fireplace with a quarry tile hearth, brick surround and segmental arch. Shaker-style fitted cupboards flank the chimney breast, with oak veneer shelving above, providing useful storage and display space.

Dining Room
Positioned centrally within the house, the dining room is a well-proportioned space with ample room for a family table and chairs. The engineered oak flooring continues through from the sitting room and a traditional three-light casement window to the rear elevation brings in good natural light. The room retains period character with a feature fireplace incorporating a cast-iron decorative insert and a classically styled pitch pine surround. Bespoke understairs cupboards have also been installed, providing excellent practical storage.

Kitchen
Situated to the rear of the property, the kitchen is fitted with Shaker-style wall and base units, complemented by oak-effect work surfaces. A large ceramic sink with drainer sits beneath a two-light window overlooking the rear garden, providing a pleasant outlook, and is fitted with a brushed chrome mixer tap with spray hose. Flooring is finished in riven, slate-effect tiles, and a traditionally styled stable door offers direct access to outside.

Bathroom
The bathroom is situated within the part-vaulted ground-floor side extension and is fitted with a modern three-piece suite comprising a white bath with chrome mixer tap and shower over, a pedestal wash hand basin with chrome mixer tap, and a close-coupled WC. The room is neutrally decorated with large-format, marble-effect ceramic tiling to both walls and floor. Additional features include mechanical extract ventilation, a chrome ladder-style heated towel rail, and a top-hung casement window providing natural light and ventilation.

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The Property

First Floor Landing
The first-floor landing is finished with matching oatmeal cut-pile carpeting and complemented by oak veneer handrails and balustrading. Traditional slatted, ledged doors—hung on a mix of Suffolk hinges and brass lever latches—open to the three bedrooms. A useful full-height storage cupboard provides fitted shelving and matching panelled doors. Walls are decorated in two-tone emulsion, and an attractive butt-and-beam panelling forms part of the approach to the central bedroom, incorporating high-level glazing to introduce borrowed light across the landing.

Bedroom One
A well-proportioned double bedroom positioned to the front of the property, with a three-light window overlooking the street scene. The room is neutrally decorated and features traditional stained pine floorboards, deep-set skirtings, and a retained concrete hearth. Built-in storage is provided by a substantial six-door oak-veneered wardrobe, with matching high-level cupboards above.

Bedroom Two
A further double bedroom located centrally within the house, with a traditional three-light window overlooking the rear garden. The room is finished in light blue emulsion and offers space for freestanding bedroom furniture. Exposed, stained pine floorboards and a retained painted concrete hearth continue the period feel.

Bedroom Three
A single bedroom with a traditional two-light window overlooking the rear garden. The room is finished in emulsion with deep-set skirtings, and retains exposed, stained pine floorboards. A built-in cupboard with a flush timber door provides useful storage and also houses the modern gas-fired combination boiler.

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Grounds

Front Aspect
Set back from the High Street, the property presents an attractive Victorian façade constructed in roughly hewn, coursed limestone, with contrasting red brick quoins and window reveals.

A wide gravelled frontage provides off-road parking for several vehicles. Close-boarded fencing with a lockable, ledged and braced timber gate gives secure access to the side and rear gardens.

Side and Rear Gardens
The gravelled side return is bordered by established planting and enclosed by close-boarded fencing. Within this area is a recently installed office pod (available by separate negotiation), together with a separate profiled steel storage unit, creating a useful work-from-home option alongside practical external storage.

The gravelled terrace provides a well-proportioned seating area and benefits from direct pedestrian access to the kitchen via a stable door, lending itself to day-to-day use and informal outdoor dining.

The main rear garden is predominantly laid to lawn, complemented by a raised planter to the right-hand side with established low-level trees and perennial planting. In the far corner, a timber garden shed sits alongside a pergola, providing sheltered space for additional seating.

Garden Office
A versatile home office with a durable plastisol finish. The unit is insulated and fitted with power, lighting, and air conditioning, with grey ash sheet vinyl flooring. Natural light is provided by two full-height windows, each fitted with integral blinds and incorporating a single opening casement. Access is via a central door with a five-lever locking mechanism, and the office is served by a separate fused electrical supply. Well suited to home working, a studio space or hobbies.

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Location

Paulerspury is an established village set within the South Northamptonshire countryside, close to the market town of Towcester. It offers a quiet rural setting while remaining convenient for wider amenities and commuter routes.

The village supports day-to-day living with a well-regarded public house and restaurant, The Barley Mow, and an active village hall hosting regular community events. For everyday essentials there is a Budgens on the A5, with a broader range of shops and services available in Towcester. Wakefield Country Courtyard offers a café, while Moorgate Farm Shop provides a good local option for fresh produce.

Schooling is well served, with Paulerspury Church of England Primary School in the village. Secondary education includes Sponne School in Towcester, with independent options nearby including Winchester House School (Brackley) and Northampton High School (Hardingstone).

The surrounding countryside provides access to footpaths and bridleways for walking, cycling and riding, while Whittlebury Park Golf & Country Club is close by with golf and spa facilities. For commuters, the village is well placed for the A5 and A43, connecting to the M1 (J15A) and M40. Milton Keynes (approx. 12 miles) offers extensive shopping and leisure facilities and direct rail services to London Euston (around 35 minutes), with Northampton also readily accessible for additional services and rail links.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band C **EPC:** F **Tenure:** Freehold

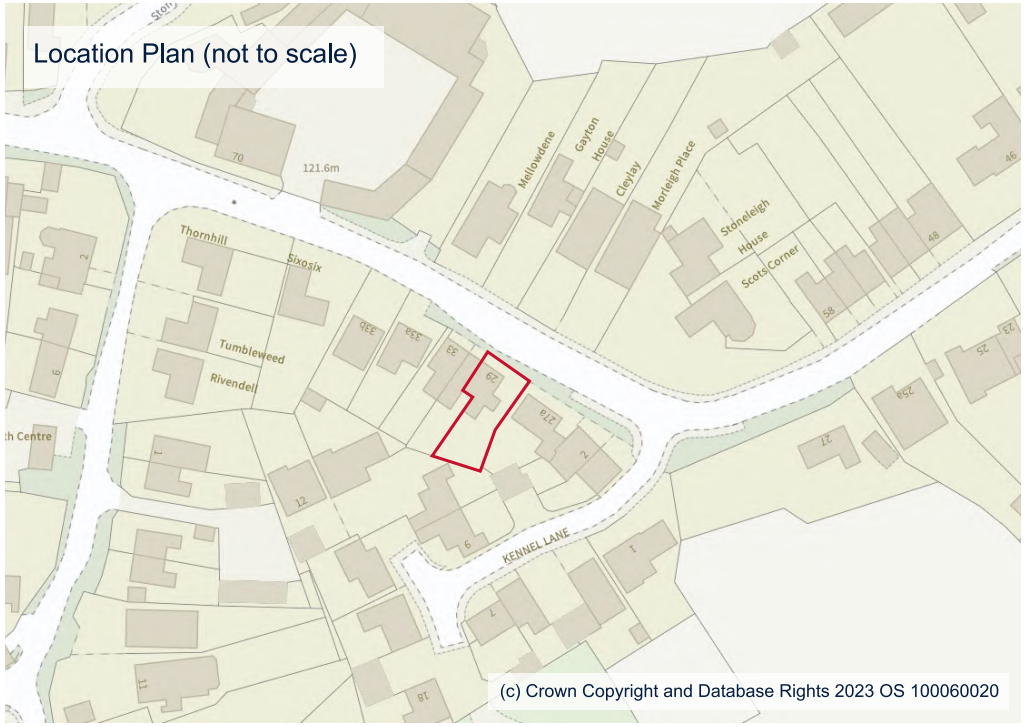
Broadband: Ultra Fast Broadband Available 1000Mbps

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale.

In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



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Approximate GIA (Gross Internal Area) = 85 sqm (915 sqft)

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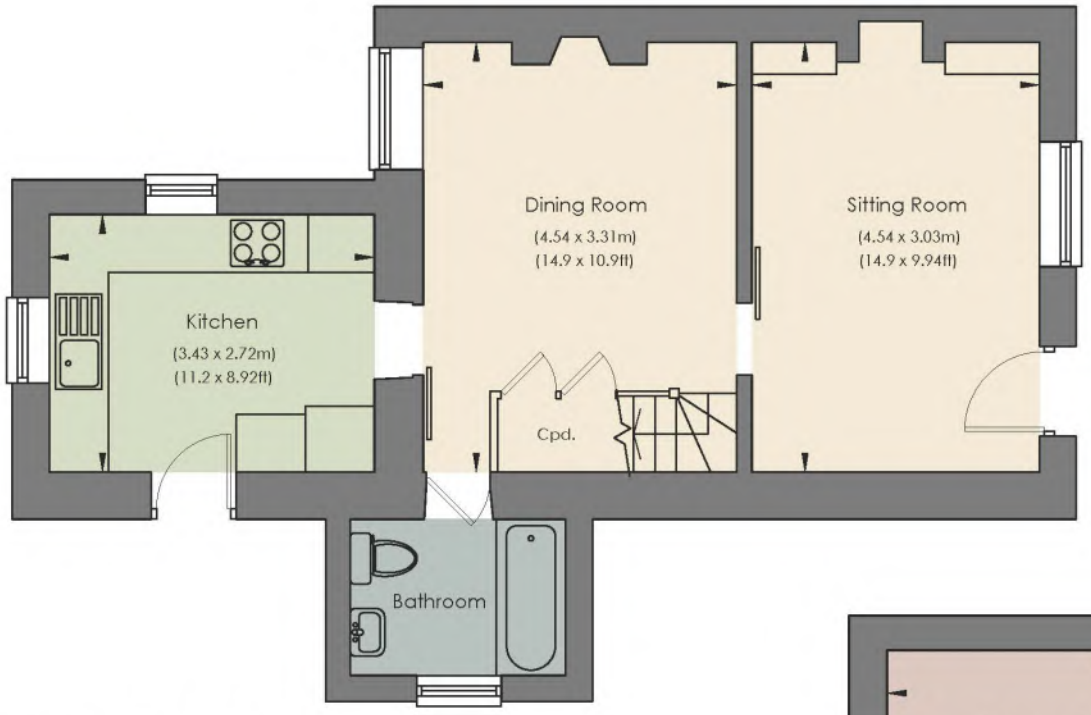
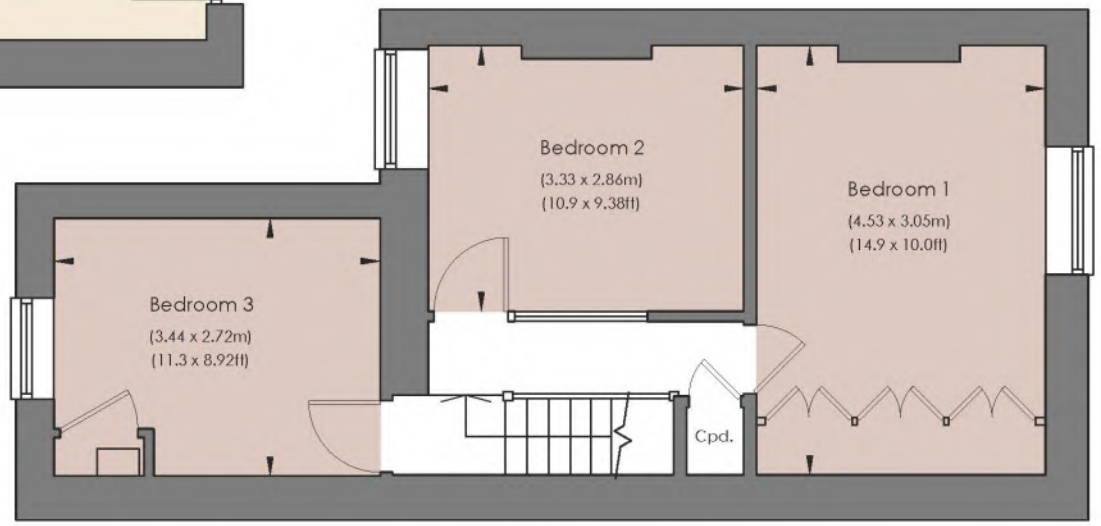
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 45 sqm (484 sqft)



FIRST FLOOR GIA = 40 sqm (431 sqft)

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