



Clay Cottage, Hollowell Road, Creaton, Northamptonshire, NN6 8NU

HOWKINS &  
HARRISON

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Creaton, Northamptonshire,  
NN6 8NU

Guide Price: £695,000

A charming detached cottage offering immense character on the edge of the popular village of Creaton affording wonderful far reaching south facing views. Originally, three workers cottages believed to date back to approximately the mid 19th century, with later additions in the 1990's, Clay Cottage offers 2915 sq ft of versatile accommodation with an abundance of period features and is offered for sale with no upper chain.

- Charming period property
- Sitting room with open fire
- Kitchen/breakfast room & utility
- Family room, snug & dining room
- Master bedroom en-suite
- Guest bedroom en-suite
- Three further bedrooms & bathroom
- Established garden & parking
- Far reaching country views



## Location

The sought after and popular village of Creton is located approximately 9 miles north of Northampton set amongst attractive undulating north Northamptonshire countryside. In the village there is a village green, convenience store / Post Office, Public House and Church. Comprehensive recreational, shopping and leisure facilities can be found in Market Harborough to the north and Northampton to the south. Communications links in the area are excellent with the A14 dual carriageway approximately 7 miles to the north. Main line train services are available to London St Pancras from Wellingborough, Kettering and Market Harborough with journey times of around 1 hour together with train services into London Euston from Northampton. Educational establishments are well served in the area. There is a primary school in the village itself with secondary education available at Guilsborough. Preparatory education is available at Maidwell Hall and Spratton Hall whilst secondary private school establishments include Rugby, Northampton Grammar at Pitsford, Wellingborough, Oundle, Oakham, Uppingham and Northampton High School for Girls.



## Ground Floor

Upon entering Clay Cottage there are two canopied porches serving the accommodation, direct access from one of them leads into the kitchen/breakfast room where there is a range of painted hand-crafted cabinets, wooden working surfaces incorporating a sink unit, further handmade cabinets are positioned on approach to the utility room. An Aga is set within a recess with exposed brickwork and oak beam, a further "Smeg" two ring gas hob, plumbing for dishwasher, solid wooden flooring and one of two staircases that serve the first floor accommodation. The sitting room features an open fireplace and French doors onto the rear garden. The utility room has a range of cupboards, working surfaces incorporating a sink unit, plumbing for washing machine, two "Potterton" gas fired boilers, door to the rear garden and access to a downstairs shower room with WC, vanity unit wash hand basin and walk in shower cubicle. The snug has a burner and various original cupboards leading into the dining room which features a miniature brickette open fireplace, half wood panelled walls and exposed ceiling beams.

A secondary hall is entered through a pair of oak arched doors and features the original checkerboard tiled floor, exposed ceiling beams and stairs that rise to the first floor. The fourth reception room, which is being described as the family room features an open brick built fireplace with window seat to the side, exposed ceiling beams and a door to the gardens at the front.





## First Floor

The main landing serves all five bedrooms as well as a secondary landing which could act as an occasional room from time to time. The master bedroom has a range of handcrafted wardrobes with central storage and chest of drawers, and enjoys far reaching views. The Jack & Jill en-suite bathroom is shared with bedroom 4 which has built in wardrobes, and the guest bedroom also has an en-suite shower room. Bedroom 3 also enjoys far reaching views and has fitted wardrobes and the adjoining fifth bedroom and family bathroom complete the first floor accommodation.

## Outside

The front of the property has attractive established landscaping intersperse with shingling ideal for outside entertaining and alfresco dining, access is through a pair of electric controlled wooden gates onto the drive where there is ample parking, the rear garden is mainly lawned with deep and well stocked borders.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Tel:01604-823456.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

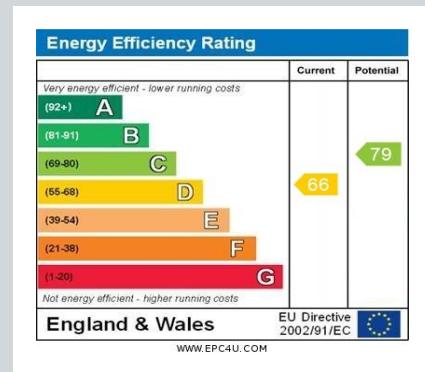
## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council. Daventry Area  
Tel:0300-126700

## Council Tax Band - E



## Howkins & Harrison

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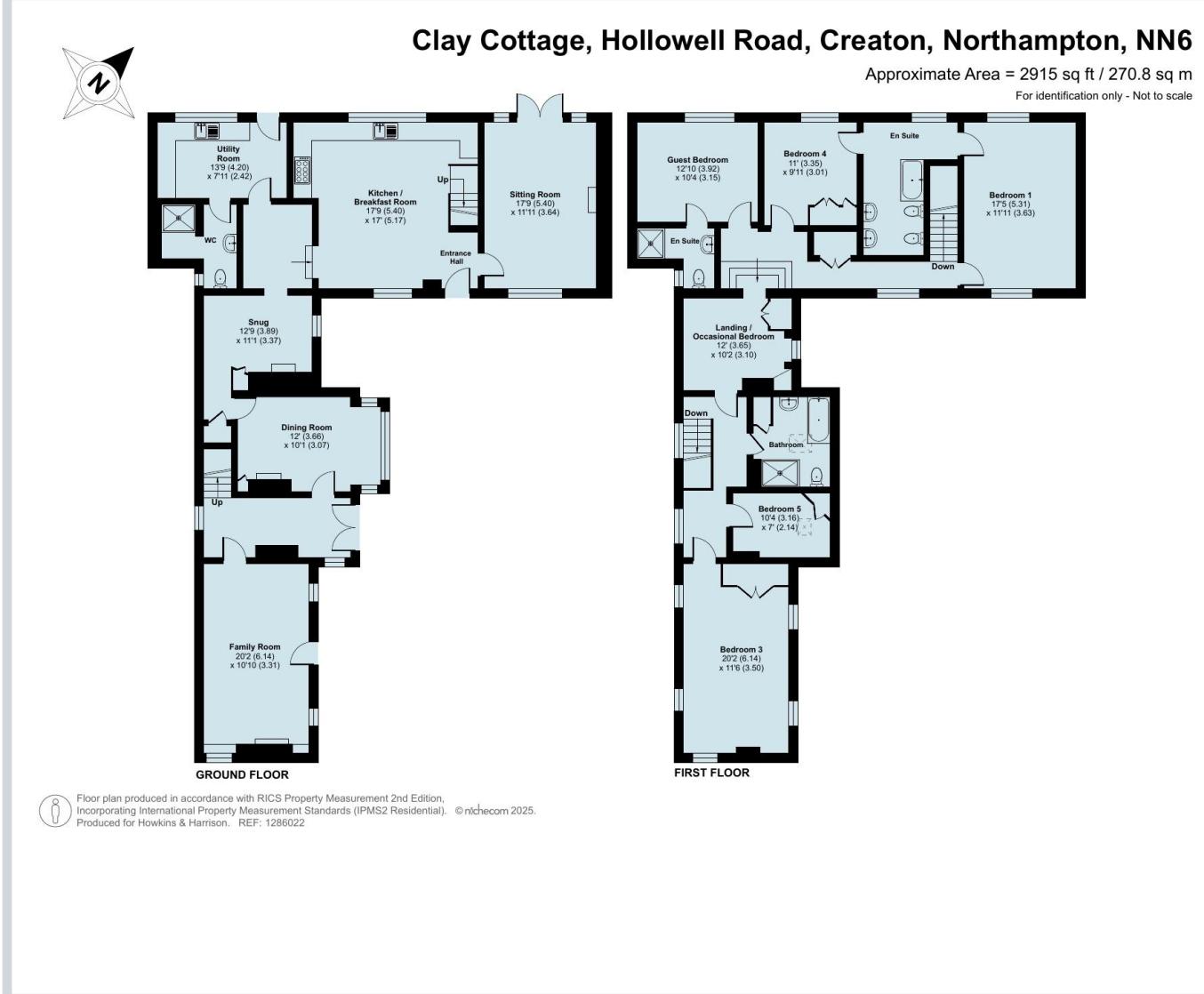
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