



6 Pleasant Row  
Woodford, Northants NN14 4HP



**Simpson & Partners**



Unique period property, formerly a school in the Victorian era, with views over the valley and allotments. The property is situated in the sought after village of Woodford with countryside walks on your doorstep and all amenities a short walk. Boasting separate adjoining two storey building with workshop to the ground floor and further office space and workshop to the first floor which could be converted to provide an annex (subject to local planning authority). Further benefits include off road parking, larger than average garage, with balcony and terrace above and also guaranteed rental of the allotment to the rear. The flexible living accommodation to the main house comprises: three bedrooms, three reception rooms, kitchen/dining room and bathroom. Enter the property into the main house via porch leading into the spacious kitchen/dining room fitted with a range of wall and base units, space for cooker and fridge/freezer, archway leads through to hallway giving access to a snug and separate study and living room, stairs rising to the first floor. The snug has access to the rear and the study boasts feature alcove and cupboards. From the study is access to the cosy living room with double doors to the rear and marble fireplace. To the first floor is a large master bedroom with period features to include beams to panelled ceiling and windows to front and rear flooding the room with natural light, two further double bedrooms and spacious bathroom fitted with a three piece suite comprising of bath with shower over, pedestal wash hand basin and low level wc. Potential to take over the existing allotment space to the rear as currently used as a garden. Viewing is highly recommended to appreciate the flexible living accommodation and location of this village property. Council Tax Band C. EPC Band D.

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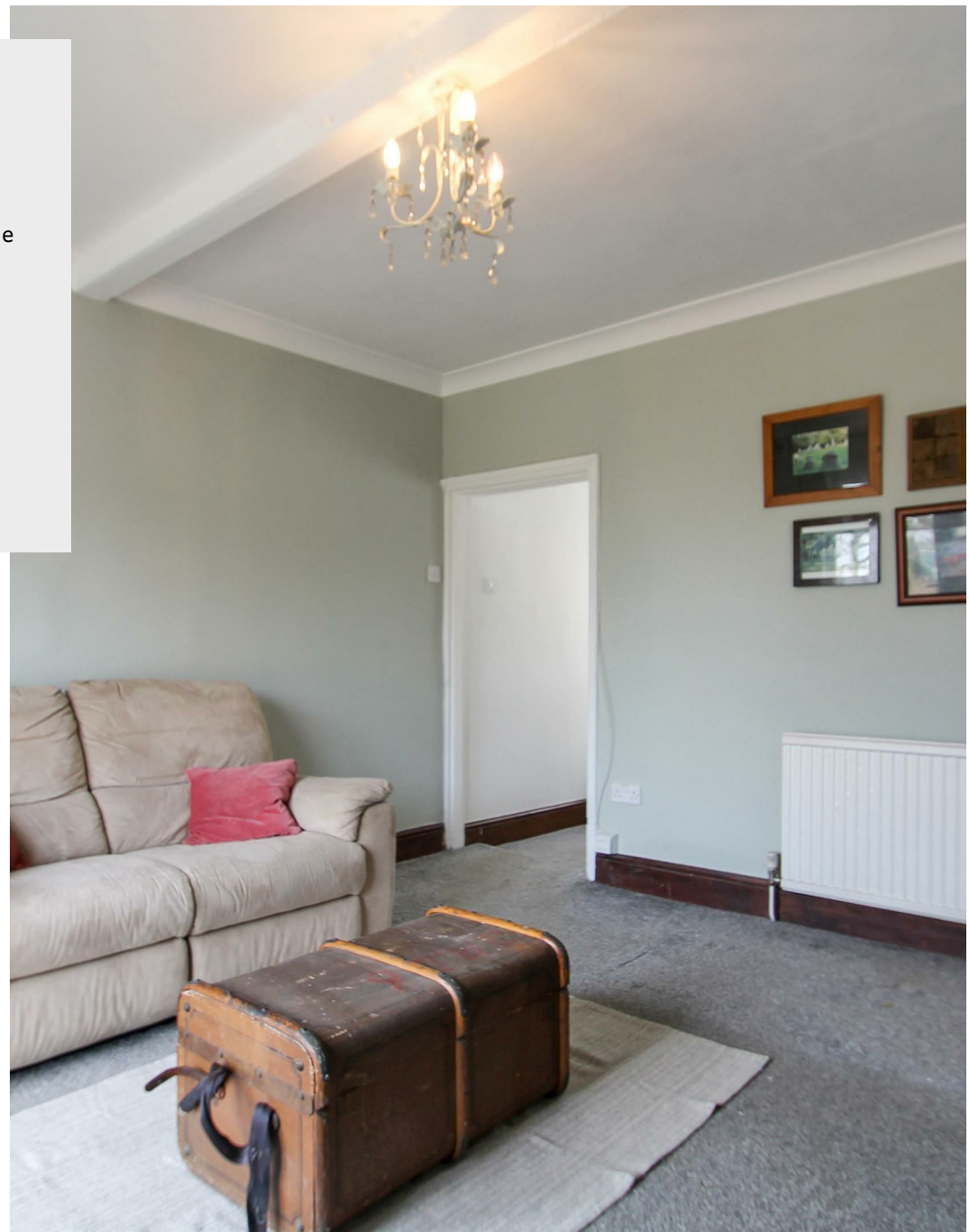
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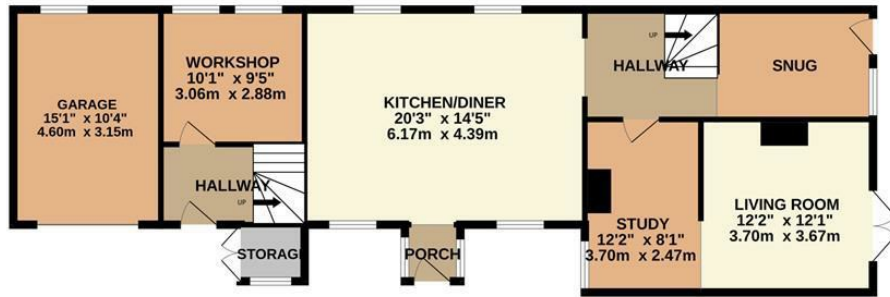
Offers In Excess Of £260,000



Woodford is a small village with shop, pub, school, doctors etc. Lovely countryside walks and close to the market town of Thrapston offering many more facilities. The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, cinema and countryside walks. Kettering is approximately 15 minutes drive offering many services and train links to the capital in under an hour.



GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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