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Tithe Barn Cottage, High Street, Stanion

£420,000

BELVOIR!



Key Features

- > Grade II Listed
- > Detached Thatched Cottage
- > Four Bedrooms
- > Two Reception Rooms
- > Two Bathrooms
- > Original Features
- > Tenure: Freehold
 - > EPC exempt
 - > Council Tax E

Nestled in the very heart of the picturesque village of Stanion, and occupying a generous plot close to the historic St Peter's Church, this exceptional Grade II listed detached stone and thatched cottage dates back to 1732. Extended in the 1960s and thoughtfully refurbished by the current owners, the property beautifully balances period charm with comfortable modern living.

From the outset, the limestone façade and traditional thatched roof set the tone for what lies within. The interior is rich in character, showcasing a wealth of original features including exposed brickwork, impressive exposed beams, original internal doors and an inviting open fire — all combining to create a home of warmth, charm and individuality.

The ground floor offers two delightful reception rooms, each brimming with period detail and ideal for both relaxed family living and entertaining. The breakfast kitchen is fitted with a cottage-style, two-tone Howdens kitchen, thoughtfully designed to complement the age of the property. It includes a range of integrated appliances and an eye-level double oven, blending practicality with traditional aesthetics.

A beautifully appointed ground floor bathroom features a walk-in shower and a classic claw foot bath, perfectly in keeping with the heritage of the home. An additional lobby provides access to both the front and rear elevations and serves as a boot room — an ideal practical space for country living.



To the first floor are four bedrooms, all continuing the theme of character and charm. Bedrooms one and two are particularly impressive, enjoying vaulted ceilings with exposed beams and brickwork. Bedroom two benefits from built-in storage and an adjoining additional room, offering versatile space ideal as a playroom, walk-in wardrobe or study. A further bathroom on this floor features another elegant claw foot bath, completing the accommodation.

Externally, the property enjoys a part-walled rear garden, mainly laid to lawn and thoughtfully planted with a variety of mature trees and shrubs including elderberry, fig, cherry blossom and baby willow. A lower gravelled area leads to a shed, while an extended patio provides the perfect setting for outdoor dining and entertaining. The garden also enjoys views towards the churchyard, enhancing the tranquil and historic setting.

This truly enchanting home offers a rare opportunity to acquire a piece of local history, full of charm, character and timeless appeal, set within one of the area's most desirable village locations.

Boot Room/Outer Lobby

Door leading to front, door opening onto garden, quarry tiled flooring, consumer unit, gas meter.

Dining Kitchen

5.89m x 5.08m (19'4" x 16'8")

Double oak door to front. Secondary glazed windows to front, double glazed windows to rear. Howdens kitchen comprising of two tone wall & base units, four ring gas hob, cooker hood over, double eye level oven, resin bowl & half sink with drainer, integrated fridge/freezer, integrated dishwasher, kick heaters, storage cupboard, original features including exposed ceiling beams, exposed brickwork, 'priest's door', wooden internal doors, flagstone flooring, down lights, radiator.

Sitting Room

7.28m x 4.56m (23'11" x 15'0") Secondary glazed windows to front, double glazed windows to side, double glazed full length windows to rear, double glazed French doors open onto garden, open fire with ornate wooden mantel & stone surround, exposed ceiling beams, exposed brickwork, radiator, ceiling lights, stairs rising to first floor.

Inner Lobby

Door opening onto garden, flagstone flooring, exposed beams.

Study

3.95m x 2.93m (13'0" x 9'7")

Secondary glazed windows to front, tiled flooring, radiator, ceiling light.

Bathroom

2.82m x 2.75m (9'4" x 9'0")

Stain glass window to rear, claw foot freestanding bath with telephone shower attachment, walk in mains shower, low level WC, pedestal wash hand basin, small wall inset storage, part tiled walls, flagstone flooring, radiator, ceiling light.





Utility

Single glazed window to rear, plumbing for washing machine, space for tumble dryer, quarry tiled flooring.

First Floor Landing

Carpet to flooring, ceiling light.

Bedroom One 4.25m x 4.08m (13'11" x 13'5")

Secondary glazed windows to front & side, vaulted ceiling with exposed beams, window seat, exposed brickwork, exposed floorboards, radiator, ceiling light.

Bedroom Two

6.55m x 3.69m (21'6" x 12'1")

Double glazed window to rear, vaulted ceiling with exposed beams, painted brickwork, carpet to flooring, radiator, ceiling light, built in storage,

Play Room

3.96m x 2.97m (13'0" x 9'8")

Secondary glazed windows to front, carpet to flooring, restricted head height leading to bedroom two, exposed chimney breast, exposed beams, radiator, ceiling light.

Bedroom Three

4.04m x 3.49m (13'4" x 11'6")

Double glazed window to rear, carpet to flooring, radiator, exposed beams.

Bedroom Four

3.24m x 2.17m (10'7" x 7'1")

Double glazed window to rear, carpet to flooring, ceiling light, radiator, exposed beams, loft access.

Bathroom

2.9m x 1.62m (9'6" x 5'4")

Double glazed window to rear, freestanding claw foot bath with telephone shower attachment, pedestal wash hand basin, low level WC, radiator with heated towel rail, part tiled walls, quarry tiled flooring, ceiling light.

External

Enclosed part walled rear garden, mainly laid to lawn with a mixture of mature trees & shrubs including elderberry tree, Fig tree, cherry blossom & baby willow. Lower gravel level leading to shed, extended garden patio, with churchyard views.

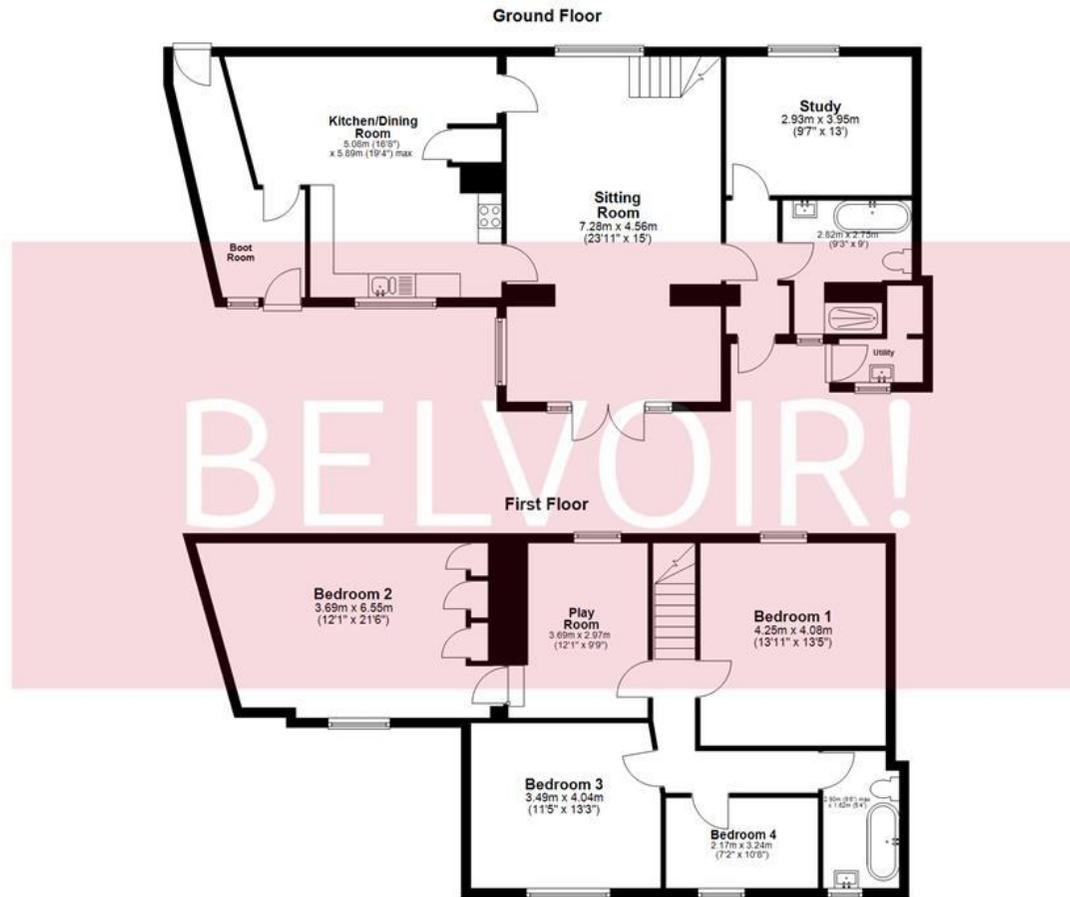
Agents Notes

Vendor has advised that the property is exempt from having an EPC.

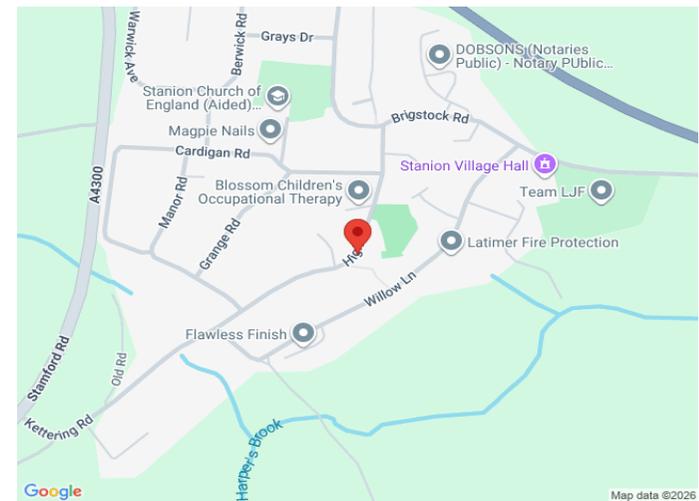
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Contact us today to arrange a viewing...

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