



Tor Cottage Slipton Lane
Slipton, Northants NN14 3AR



Simpson & Partners

Set within the heart of the sought-after village of Slipton, Tor Cottage is a characterful three-bedroom period home enjoying a delightful position backing onto open countryside. Believed to date from the late 18th century, the property was originally two cottages and today offers generous accommodation, charming original features and exciting scope for further enhancement.

The accommodation is arranged over two floors and briefly comprises an entrance porch leading into a central hallway, two well-proportioned reception rooms, a kitchen, utility room, outdoor WC, three bedrooms, a family bathroom and a separate cloakroom. Throughout the home, a wealth of period features remain, including exposed timber beams, deep-set windows and characterful fireplaces.

The sitting and dining rooms provide flexible living space, with the dining room featuring a wood-burning stove, creating a cosy focal point. The kitchen is fitted with a range of wall and base units, while the adjoining utility room offers additional storage and appliance space, together with access to the side passage, boiler room and gardens.

On the first floor are three generous bedrooms, each benefiting from attractive views across the surrounding village and countryside. A family bathroom and separate WC complete the accommodation.

Outside, the property enjoys gardens to both the front and rear. The rear garden backs directly onto neighbouring paddocks and provides a private, sunny setting with lawned areas and a paved seating terrace. To the front, mature planting, established shrubs and colourful flower beds create an attractive approach throughout the seasons.

A gravelled driveway to the side provides off-road parking for up to two vehicles.

Tor Cottage presents a rare opportunity to acquire a charming village home with character, generous outdoor space and considerable potential, all within an attractive rural setting.

£260,000



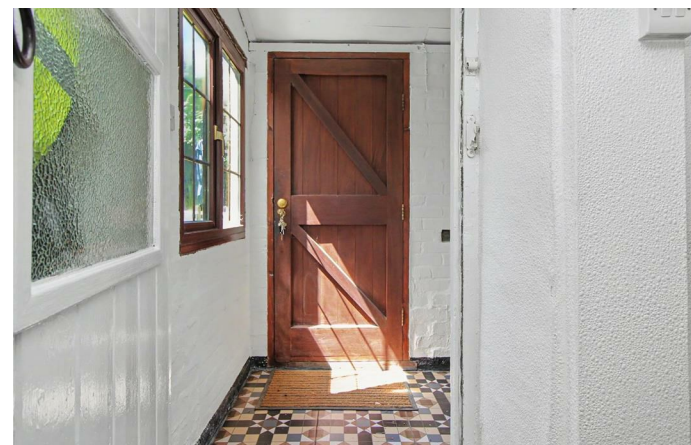
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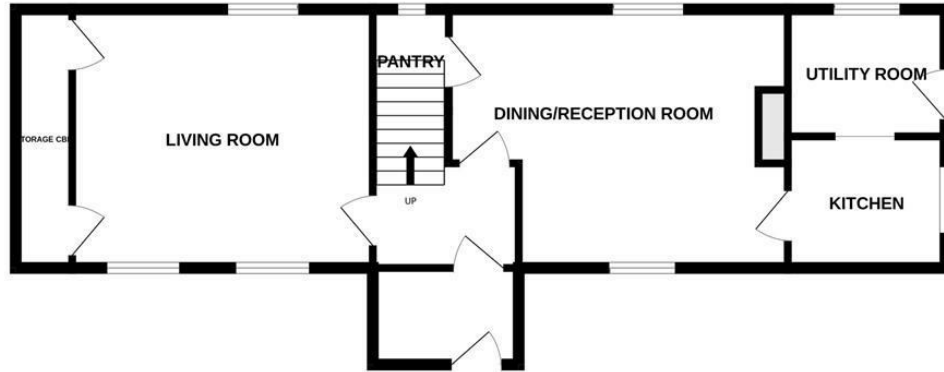
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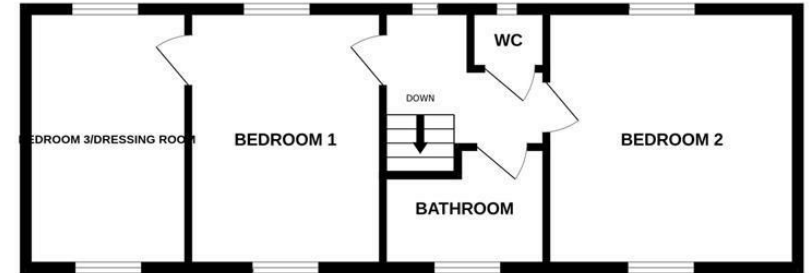
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GROUND FLOOR



1ST FLOOR



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



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