

Scaldwell, Northamptonshire

SALES & LETTINGS



School Lane

Scaldwell
NN6 9LD

Guide Price
£575,000

A delightful period English ironstone cottage occupying an enviable plot, with established 105ft x 60ft rear garden and a 65ft driveway, enjoying attractive views across neighbouring gardens towards open countryside beyond, located in the highly regarded and desirable village of Scaldwell. The property has been sympathetically restored and thoughtfully enhanced, effortlessly blending period charm with the comforts of modern living. Character features include an inglenook fireplace with wood burning stove, exposed timber beams, deep set window seats, solid timber latch doors and substantial stone walls all combining to create a warm and timeless country atmosphere.

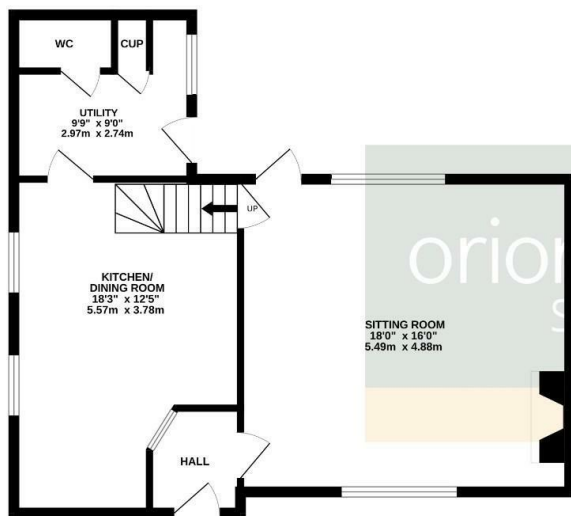
The accommodation includes a generous size sitting room, sociable shaker-style kitchen/dining room with integrated AEG appliances, three double bedrooms with bespoke fitted wardrobes to two bedrooms, a stylish shower room, ground floor cloakroom/WC and a practical utility/boot room ideally suited to country living. A notable feature of the property is the exciting potential to extend the foot print and also to convert the impressive roof structure, whose scale and uninterrupted sweep provide architectural interest (subject to the necessary consents.) Outside, two paved terraces provide superb entertaining space whilst the mature walled garden offers specimen trees, established borders, fruit trees and a timber pergola creating a peaceful and private retreat and timber sheds provide ample storage. A wonderful family home, idyllic weekend escape or elegant village residence designed for modern country living. (A/1200/L)

- Unique three double bedroom detached ironstone cottage
- Beautiful established 105ft x 60ft private landscaped walled garden
- 65ft driveway providing ample off road parking
- Potential to extend (subject to planning permission)
- Excellent condition throughout
- Period character feature

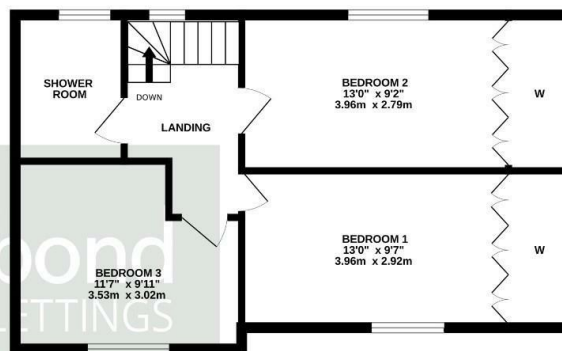




GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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Additional information

- Council Tax Band: D
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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