



1 Manor Cottage  
Winwick | Northamptonshire | NN6 7PD

# 1 MANOR COTTAGE



*Nestled in the heart of one of Northamptonshire's most picturesque villages, this beautifully presented country cottage combines timeless character with exceptional craftsmanship, all set within delightful south-facing gardens extending to approximately 0.14 acres.*



# KEY FEATURES

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Occupying a peaceful corner position within the conservation area of Winwick, 1 Manor Cottage is a charming semi-detached home dating back to the early 1900s. Lovingly enhanced over the years, the property showcases an abundance of bespoke joinery, handcrafted cabinetry and thoughtful detailing. Sympathetically extended to provide generous family accommodation, the cottage now offers three double bedrooms, including a principal suite with en-suite shower room, together with a beautifully appointed four-piece family bathroom. The ground floor is equally impressive, featuring elegant reception rooms, a bespoke handcrafted oak kitchen with granite worktops, utility room and cloakroom. Outside, beautifully landscaped gardens provide a private sanctuary with multiple entertaining areas, all offered with the added benefit of no onward chain.

## Accommodation Summary

Beautifully balancing period charm with practical modern living, the accommodation extends across two floors and has been thoughtfully arranged to make the most of both the cottage's character and its peaceful village setting. Every room displays an exceptional level of craftsmanship, creating a warm and inviting home that is ready to be enjoyed.

## Ground Floor

A winding cobbled pathway leads through the front gardens to an inviting entrance porch, where leaded windows and an attractive hardwood floor provide a fitting introduction to the home. From here, stairs rise to the first floor, whilst doors lead into the principal reception rooms.

The sitting room is full of character, with decorative wall panelling, an original fireplace and a beautiful leaded window framing views across the gardens. To the rear, a lobby provides access to the garden together with a practical utility room, fitted with bespoke handcrafted cabinetry incorporating a Pantry. A cloakroom completes this section of the house.

At the heart of the home lies the bespoke handcrafted oak kitchen, beautifully fitted with granite worktops, attractive tiled flooring and a range of quality integrated appliances including a Siemens electric oven, gas hob, extractor hood and dishwasher. Windows overlook both the side and rear gardens, whilst French doors open directly onto an elevated decked terrace, creating a seamless connection between the house and garden.

The dining room enjoys windows to both the front and side elevations, a charming log-burning stove set upon a raised hearth and attractive oak flooring, making it an ideal space to relax throughout the seasons.







# SELLER INSIGHT

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*What first attracted us to this home was its excellent location and wonderful kerb appeal. Once inside, we were immediately impressed by the generous room sizes, bespoke kitchen and large garden. We also loved the character features, particularly the traditional open fire and multi-fuel log burner, which give the home such a warm and welcoming feel.*

*One of the things we have always appreciated most is how beautifully the house balances character with modern living. There is an abundance of original features throughout, and the extension has been thoughtfully designed to complement the original architecture, enhancing both the layout and the flow of the home while remaining sympathetic to its heritage. The quality of craftsmanship is evident at every turn, creating a home that feels distinctive, welcoming and full of charm.*

*Over the past eighteen months, we have completely redecorated the interior, creating a fresh, cohesive feel while respecting the property's original character. Numerous aesthetic improvements have been made throughout, carefully chosen to complement the period features. Outside, the garden has also undergone a significant transformation. Three mature apple trees were removed to create a larger, more usable lawn, while two ornamental 'ball' trees were introduced to add structure and visual interest. A new lavender border now frames the entrance path, providing colour, fragrance and a lovely first impression, with the planting scheme refreshed to further enhance the garden. The result is a beautifully presented home, both inside and out, that is ready to enjoy from day one.*

*Our favourite place in the house has always been the dining room. After a day outdoors, there is nothing better than settling into the wingback chairs with the log burner crackling, our favourite music playing in the background and a glass of red wine in hand. It is such a warm and inviting space, and one where we have made many special memories.*

*This home has perfectly suited the lifestyle we value most. It has been a wonderful place to host extended family and friends, whether for relaxed gatherings, celebrations or simply spending quality time together, while also providing a peaceful retreat from the demands of everyday life. We have always loved the beautiful views and the abundance of wildlife and nature that surround us, creating a real sense of tranquillity throughout the seasons.*

*The outdoor space has been one of the greatest pleasures of living here. We often begin the day with a morning coffee on the decking, enjoying the peaceful surroundings before the day begins. Thanks to its orientation, the garden enjoys sunshine throughout the day, making it an inviting place to relax, entertain or simply appreciate the changing seasons. In the evenings, the lack of streetlight glow means there is very little light pollution, allowing for true darkness and an incredible sense of tranquillity that is increasingly difficult to find.*

*The house has also been the backdrop to many wonderful occasions. Christmas has always been particularly special, with roaring fires creating a warm, cosy atmosphere when welcoming extended family. During the summer months, the decking becomes the perfect setting for barbecues and outdoor get-togethers with family and friends. Whatever the season, it is a home that naturally brings people together.*

*The village itself has played a huge part in making our time here so enjoyable. There is a genuine sense of community, with neighbours who take great pride in the village and all that it offers. The Bruce Green Foundation organises a variety of events throughout the year, including outdoor cinema screenings, fireworks displays and theatre productions, helping to create a friendly and welcoming atmosphere where there is always something to look forward to.*

*The location offers an excellent balance of rural charm and accessibility. With easy access to the M1, M6 and A14, together with convenient rail connections via the West Coast Main Line, travelling further afield is straightforward. We have also loved making the most of the surrounding countryside, with quiet cycling routes, the nearby Jurassic Way and a range of sporting and leisure opportunities all within easy reach. Combined with a selection of highly regarded schools and excellent local amenities, it is a location that has suited every aspect of our lifestyle.*

*If we could offer one piece of advice to the next owners, it would simply be to embrace everything this home has to offer. Enjoy its warm ambience and character, spend peaceful mornings overlooking the garden, cosy evenings beside the fire and make the most of the balance between a tranquil rural setting and excellent transport links. It is a home that rewards slowing down, appreciating its craftsmanship and creating wonderful memories with family and friends.*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





### First floor

The first-floor landing provides access to the loft, a generous airing cupboard housing the central heating boiler, three double bedrooms and the family bathroom.

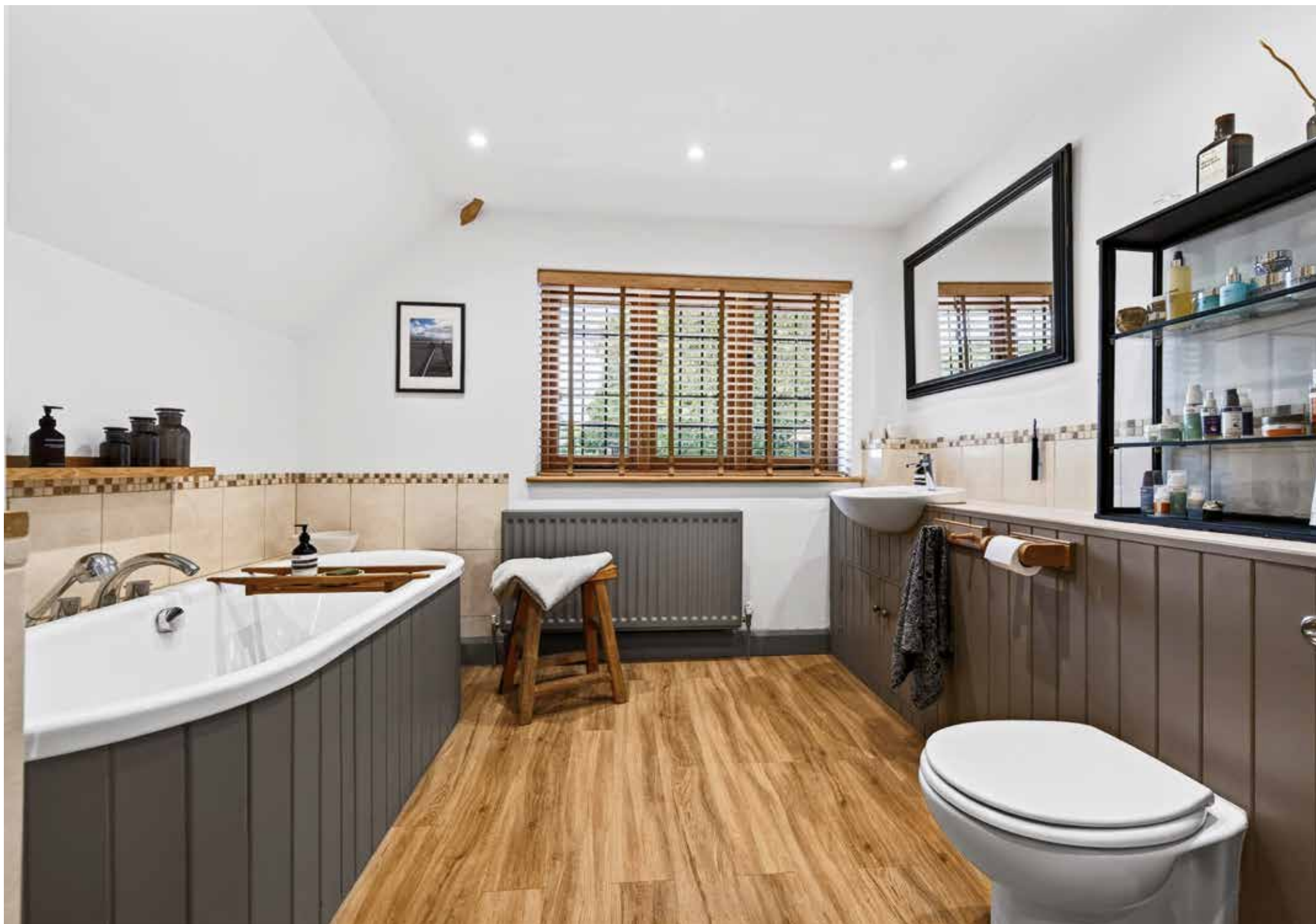
The principal bedroom occupies the rear extension and enjoys delightful countryside views across neighbouring fields. A fitted wardrobe provides excellent storage, whilst an en-suite shower room is illuminated by a conservation-style roof window. Bedroom two continues the period feel with an original cast iron fireplace, fitted storage cupboard and attractive views across the gardens. Bedroom three features decorative panelling and a leaded window overlooking the side aspect.

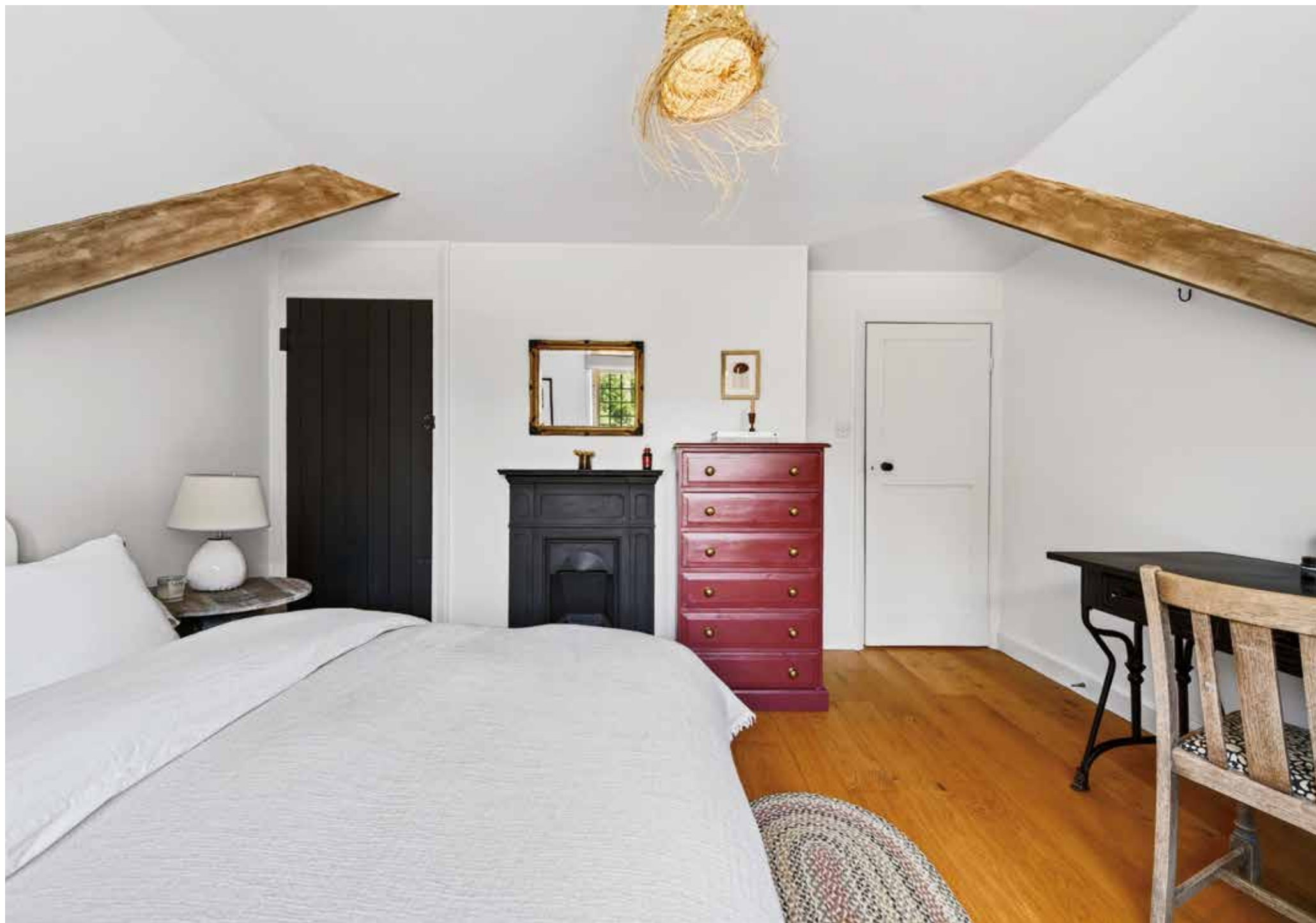
Completing the accommodation is a spacious four-piece family bathroom, featuring a panelled bath, separate shower enclosure, wash hand basin, WC and an original cast iron fireplace, all complemented by lovely views over the rear gardens.













## Outside

### Gardens & Entertaining

Occupying a generous plot of approximately 0.14 acres within the village conservation area, the gardens are a particular feature of the property, offering privacy, maturity and an abundance of colour throughout the seasons.

The principal gardens are positioned to the front of the cottage, enjoying an elevated south-facing aspect with sweeping lawns bordered by mature hedging, and traditional picket fencing. A winding cobbled, lavender bordered, pathway leading to a raised seating terrace and attractive entrance door.

To the side of the property, directly accessed from the kitchen, a raised decked terrace provides the perfect setting for al fresco dining and entertaining during the warmer months.

The rear garden offers further sheltered seating areas, attractive raised planting beds, a mature lime tree and a covered porch, together with an outbuilding complete with sink, water, power and lighting.







# LOCATION

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Set amidst the rolling Northamptonshire countryside, Winwick is one of the county's most desirable villages, renowned for its peaceful rural setting, attractive period homes and strong sense of community.

Steeped in history, the village centres around the historic St Michael's Church and enjoys the quintessential charm of a traditional English village, surrounded by open countryside offering an abundance of scenic walks and outdoor pursuits.

Despite its tranquil setting, Winwick remains conveniently placed for access to nearby market towns including Daventry and Rugby, together with excellent road links via the A5, M1, M6 and M45, making it an ideal location for commuters seeking village life without sacrificing connectivity.





# INFORMATION

## Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – E

Council Tax Band – E

Local Authority – West Northamptonshire Council

Property Construction – Standard - brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Liquid Petroleum Gas (LPG)

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider. Current Supplier Gigaclear fibre to the home 900 Mbps.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – On road parking

Special Notes – The property is located in a designated conservation area. The property is subject to rights and easements. The underground LPG tank is leased from the current LPG supplier. The current lease cost is £22.93 per quarter, with no additional associated costs. Please contact the agent for more information.

Total Internal Floor Area – 1657 sq ft.

Directions – Postcode NN6 7PD

## Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

## Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

## Opening Hours:

|                  |                     |
|------------------|---------------------|
| Monday to Friday | 9.00 am–5.30 pm     |
| Saturday         | 9.00 am–4.30 pm     |
| Sunday           | By appointment only |



GROSS INTERNAL AREA : 1657 SQ FT, 154 SQM

COVERED DECK : 130 SQ FT, 12 SQM

SIZES AND DIMENSTIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION

Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.

**Property  
Redress**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    | 67 D      |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed

**FINE & COUNTRY**



# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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