



LOCAL AMENITIES

Located a short walk from the historic Grand Union Canal towpath and the peaceful Blisworth Pocket Park for scenic country walks. Essential village services include the Blisworth Post Office & Stores, a local GP surgery and the traditional 15th-century Royal Oak pub. Situated within easy walking distance of Blisworth Primary School, with major supermarkets just a 10-minute drive away in Towcester or Northampton. Other schools include: Quinton House, Spratton Hall, Northampton School for Girls, and Northampton School for Boys.

HOW TO GET THERE

From the M1 (Junction 15A), take the A43 south toward Towcester. Exit at the signpost for Blisworth, following Northampton Road into the village. Turn right onto High Street, then take a right onto Chapel Lane. The nearest station is Northampton Station (~5 miles away). From there, you can reach the village in under 10 minutes by taxi or catch the direct 89 bus from the nearby town centre interchange.

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £4,200 (£3,500 plus VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

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SERVICES

Main drainage, water and electricity are connected (not tested)

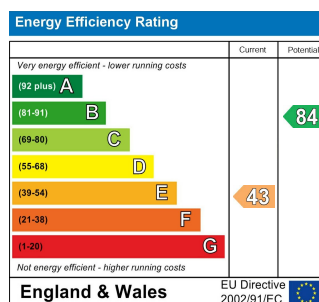
COUNCIL TAX

West Northamptonshire Council Tax Band E



Not to scale. For illustrative purposes only

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The Old Manse 13 Chapel Lane, Blisworth, Northampton, NN7 3BU



For auction £350,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 24TH JUNE 11:00 AM **

GUIDE PRICE: £350,000 - £375,000

VIEWINGS - BY APPOINTMENT ONLY - THURSDAY 28TH MAY, 4TH AND 11TH JUNE 12.00PM TO 12.30PM

A characterful and substantial four-bedroom former 19th-century Manse situated within the sought-after village of Blisworth, offering approx. 1,800 sq. ft. of versatile accommodation with countryside views to the rear. The property boasts two reception rooms, a spacious kitchen/breakfast room, utility room, cellar and two shower rooms, blending period charm with excellent family living space. Occupying a generous plot with gated driveway, garage and rear garden, this attractive period home presents an exciting opportunity for owner-occupiers, investors or those seeking a property with scope to further enhance and add value through modernisation subject to any necessary consents. Offered with vacant possession.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:

www.auctionhouse.co.uk/northamptonshire

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 259773 F: 01604 232627

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ACCOMODATION

ENTRANCE HALL

GROUND FLOOR

DINING AREA

13 x 13

Dining area / living space comprises of a double glazed window to the front elevation, carpet flooring, curtain rail, single paneled radiator, partially bricked wall & fireplace



RECEPTION

197 x 12'11

The reception area features a french door leading out to the rear garden, wood burning stove set into a partial stoned wall, window to front elevation, single paneled radiator, carpet flooring & small window to side aspect.



PANTRY

6'8 x 6'1

A tucked away pantry room for additional storage

KITCHEN

13'3 x 11'11

The kitchen has multiple base & wall wooden units throughout, ample work surface space, tiled splash backs, four burner gas hob, electric oven, window to side elevations on both sides, single paneled radiator, door to access utility room & downstairs WC.



UTILITY ROOM

9'1 x 5

Utility space offering additional storage & window overlooking rear aspect

DOWNSTAIRS WC

Window to side elevation, WC & low level wash basin & single paneled radiator

LOWER GROUND FLOOR

CELLAR

19'6 x 10'8

Well sized brick cellar for additional storage

FIRST FLOOR

FAMILY BATHROOM

Bathroom features window to rear elevation, double shower, partially tiled wall, carpet flooring, wash basin with storage cupboards & WC



BEDROOM ONE

13 x 10'8

Window to front elevation with blinds, single paneled radiator, built in storage wardrobes & carpet flooring



BEDROOM TWO / EN-SUITE

13'8 x 13

Window to side elevation, curtain rail, built in storage wardrobes, carpet flooring & single paneled radiator. Bedroom also features an en-suite at the rear with window to side elevation, WC, radiator, shower & wash basin



BEDROOM THREE

12'11 x 10'11

Window to front elevation with curtain rail, single paneled radiator, built in storage wardrobes & carpet flooring



BEDROOM FOUR

Window to rear elevation with curtain rail, single paneled radiator, built in storage wardrobes & low level cabinets & carpet flooring

OUTSIDE

FRONT GARDEN / DRIVEWAY

Double gates leading to a driveway providing off street parking for three cars, bricked wall with hedges for additional privacy, side gated access to rear courtyard.

GARAGE

27'1 x 11'1

Electric door to a brick garage, space for two vehicles, rear door access to garden & window at rear elevation



REAR GARDEN

There is a courtyard to the left with a potting shed accessed via the utility room & front access. There is a lawn garden to the rear which has a mixture of shrubs bordered with a wooden fence

For further information on viewing call 01604 259773