



Mariners Cottage Fayway
Clopton, Northants NN14 3DZ



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Mariners Cottage Fayway

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About the Property

Dating back to circa 1900, Mariners Cottage is a truly charming and beautifully extended family home, combining the character and warmth of a period property with impressive contemporary living spaces, all while enjoying panoramic views across the surrounding countryside.

The accommodation is both generous and thoughtfully arranged, beginning with a spacious entrance hall/lobby which creates a welcoming first impression. There is a practical utility room with adjoining cloakroom/WC, while the inviting living room provides a wonderful place to relax, centred around a characterful log-burning stove. A separate games room and dedicated study add further versatility, perfectly suited to modern family life and home working.

Undoubtedly one of the standout features of the property is the impressive kitchen, dining and family room. Designed as the social heart of the home, this superb space features a stylish fitted kitchen with a comprehensive range of integrated appliances, elegant quartz work surfaces and expansive bi-folding doors which open directly onto the garden, creating a seamless connection between the interior and the surrounding countryside.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining three bedrooms are served by a beautifully appointed family bathroom.

Outside, Mariners Cottage continues to impress. The property enjoys an exceptionally generous garden, predominantly laid to lawn and complemented by a substantial patio providing the perfect setting for outdoor dining, entertaining and enjoying the far-reaching rural views.

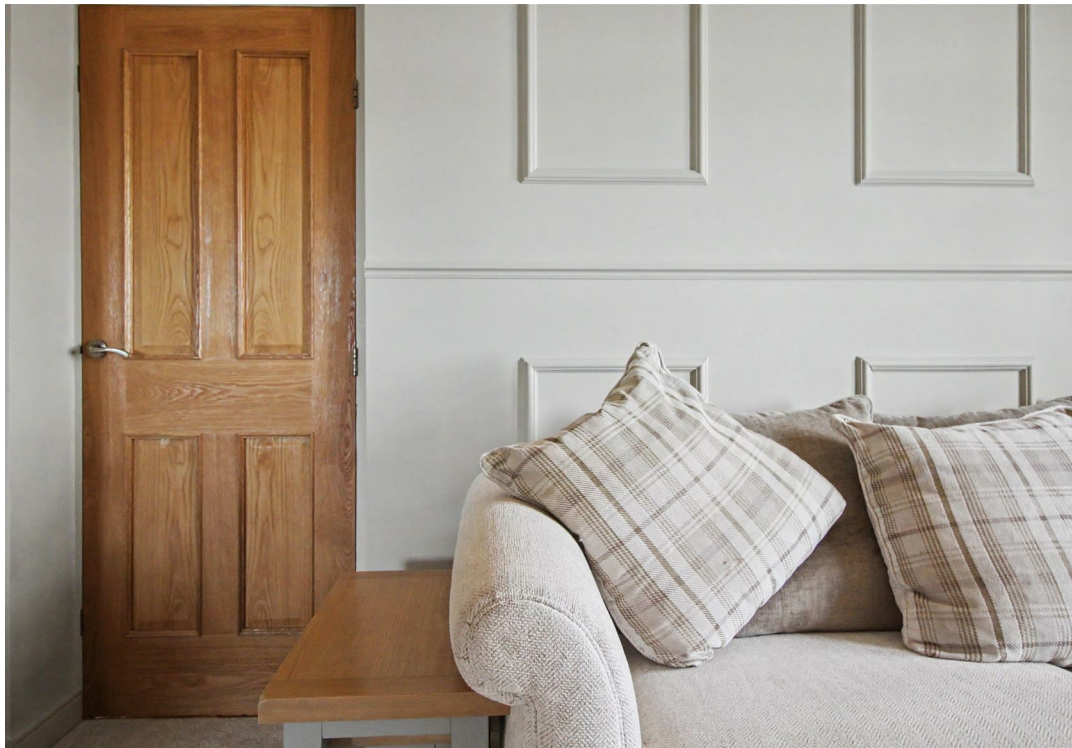
Gated access opens onto a large gravel driveway, providing extensive off-road parking for multiple vehicles.

Offering period charm, substantial family accommodation, impressive gardens and an enviable countryside outlook, Mariners Cottage is a home that truly deserves to be experienced in person.

£480,000



Lobby/Entrance Hall
Kitchen Dining Family Room
Study/Office
Games Room
Utility Room
Cloakroom wc
First Floor Landing
Bedroom 1
En-suite Shower Room
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom
what3words
pollution.grounding.cinemas













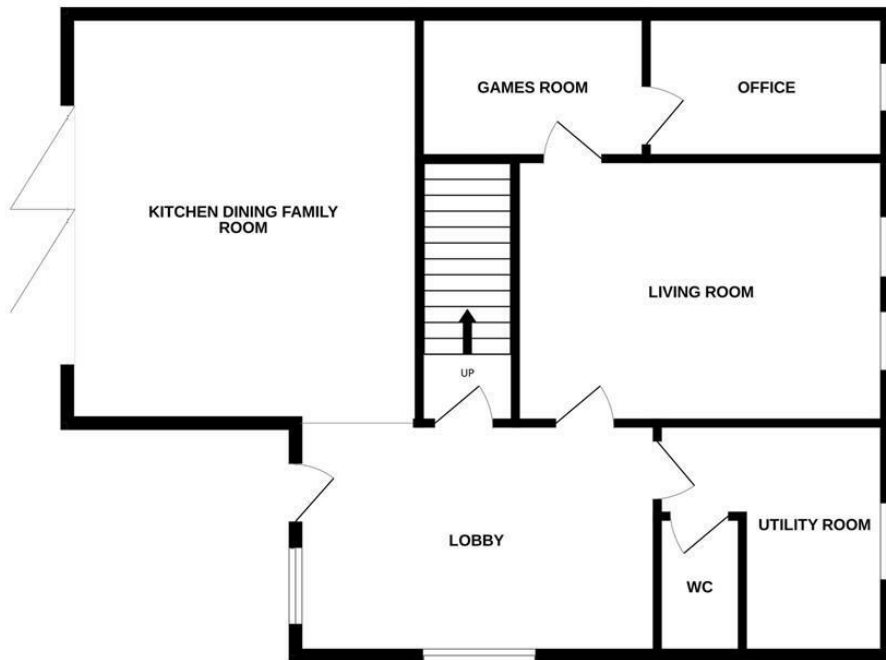
Energy Efficiency Rating

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

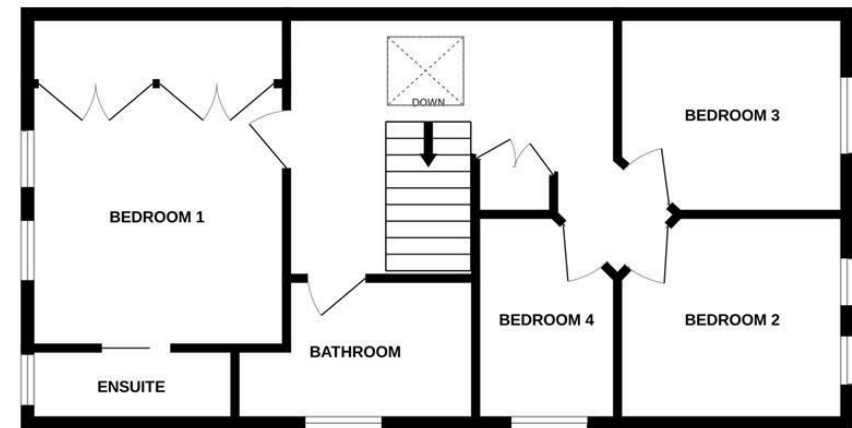


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GROUND FLOOR



1ST FLOOR



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01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ