



Dane Cottage, 3 West Farndon, Northamptonshire, NN11 3TU

DEBBIE COX
Your personal estate agent **exp** UK

Dane Cottage
3 West Farndon
Northamptonshire
NN11 3TU

Offers Over: £310,000

Set within the picturesque rural hamlet of West Farndon, surrounded by the rolling Northamptonshire countryside and enjoying far-reaching rural views, this beautifully renovated terraced cottage offers an exceptional opportunity to embrace village life in one of the area's most idyllic settings.

Occupying a truly enviable position on the edge of open countryside, this charming home has been thoughtfully updated to create a light, welcoming and stylish interior, whilst retaining a wealth of character features.

Perfect for those seeking peace, tranquility and immediate access to wonderful walks, the property combines modern comforts with the charm of a traditional country cottage.

Further benefits include two off-road parking spaces and delightful gardens to both the front and rear.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on **0777 301 7523** or email debbie.cox@expuk.com.



Kitchen / Dining Area

The property is entered via a beautifully presented open-plan kitchen, creating an inviting first impression and an ideal space for both everyday living and entertaining. Recently renovated, the kitchen is fitted with attractive wooden work surfaces incorporating a one-and-a-half bowl sink unit with a range of base and wall-mounted cupboards providing useful storage. Integrated appliances include an electric oven with hob, whilst there is designated space for a dishwasher and a recessed area perfectly suited to an upright fridge/freezer. A generous breakfast bar provides an informal dining area. An understairs cupboard offers valuable additional storage, and the open-plan layout allows natural light to flow effortlessly throughout the ground floor.



Sitting Area

Open to the kitchen, the sitting area enjoys a wonderfully bright aspect with double glazed windows and a glazed door opening directly onto the front garden, framing breathtaking views across the surrounding countryside. An open chimney breast with timber mantle creates an attractive focal point, whilst fitted cupboards to either side provide practical storage without compromising the room's character. The abundance of natural light and uninterrupted rural outlook combine to create an exceptionally peaceful and relaxing living space.

First Floor Landing

The first-floor landing provides access to the main bedroom, family bathroom and staircase rising to the second floor.



Bedroom One

A beautifully presented double bedroom enjoying spectacular far-reaching views across the undulating Northamptonshire countryside. Character features include exposed wooden floorboards and an attractive decorative fireplace, complemented by fitted cupboards within the chimney recesses offering a combination of hanging space and shelving. A wonderfully light room that perfectly reflects the peaceful setting.

Family Bathroom

A particularly spacious bathroom, featuring a freestanding bath, together with a large walk-in shower enclosure finished in contemporary tiling. A generous wash hand basin is set within a vanity unit offering useful storage beneath, whilst additional fitted cupboards provide ample space for towels and household essentials. Further features include exposed wooden flooring, half-height wall panelling, a heated towel rail & a window overlooking the rear garden, allowing plenty of natural light to flood the room.







Second Floor Bedroom

Occupying the entire second floor, this delightful double bedroom is full of charm and character. Exposed ceiling timbers create a wonderful sense of warmth, whilst both a Velux roof window and a feature window frame magnificent panoramic views across the surrounding countryside. The room benefits from useful eaves storage and offers excellent versatility as a principal bedroom, guest suite or inspiring home office.

Outside

To the rear of the property, a pathway provides pedestrian access for neighbouring properties in the traditional manner associated with cottages of this style. The rear garden which is predominantly laid to lawn, partly bordered by mature hedging and established planting. A useful garden shed provides excellent external storage, whilst a further storage shed is situated beyond the garden.



The front garden is mainly laid to lawn with some gravelling and is enclosed by stone walls. There is a gate providing direct access onto the adjoining public footpath, making this an ideal home for walkers and those who appreciate the surrounding countryside. There is a stile on the footpath which leads back to the off-road parking.

The property also benefits from two off-road parking spaces, a particularly valuable feature within this desirable rural hamlet.

Location

West Farndon is a tiny hamlet in the civil parish of Woodford cum Membris, about 5 miles (8 km) south-west of Daventry. It first appears in the Domesday Book of 1086, where it was recorded as two small manors, each with a population of only a few households.

During the medieval period it formed one of three distinct settlements—West Farndon, Hinton and Woodford—which later became united within the same parish.

Although it is quiet today, it was once a much larger medieval settlement and is regarded as one of Northamptonshire's many deserted or shrunken medieval villages.

Surrounded by some of the county's most beautiful rolling countryside, the nearby village of Woodford Halse provides a range of everyday amenities including shops, schooling and local services, whilst excellent road and rail links offer convenient access to Banbury, Daventry and beyond.

Banbury Rail Station is situated approximately 10 mile distant.

Offering an enviable balance of modern living, character features and an outstanding rural setting, this beautifully renovated cottage represents a rare opportunity to acquire a light-filled country home in an exceptionally special location.

VIEWINGS

Your local EXP Agent, Debbie Cox can offer flexible accompanied viewing times, including out of hours. Please call or email to request a viewing.

LOCAL AUTHORITY

West Northamptonshire Council

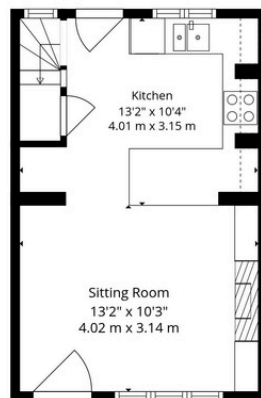
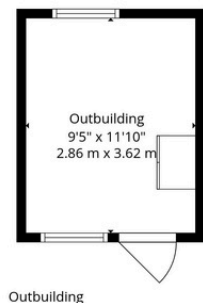
COUNCIL TAX

Band B

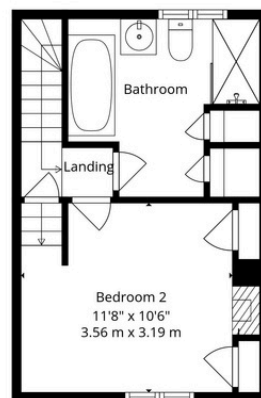
EPC

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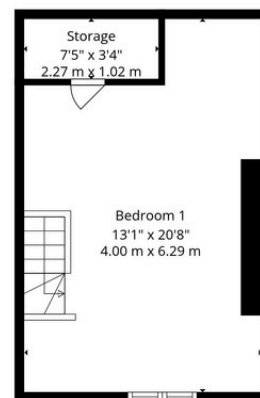




Ground Floor



1st Floor



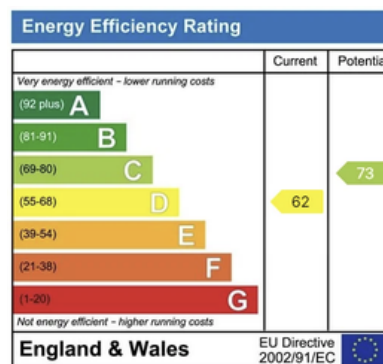
2nd Floor



Total: 684 sq. Ft, 63 m2

Outbuilding: 0 sq. Ft, 0 M2, Ground Floor: 272 sq. Ft, 25 M2, 1st Floor: 272 sq. Ft, 25 M2, 2nd Floor: 140 sq. Ft, 13 m2
Excluded Areas: Outbuilding: 111 sq. Ft, 10 M2, Bedroom 1: 106 sq. Ft, 10 M2, Low Ceiling: 25 sq. Ft, 2 M2,
Walls: 122 sq. Ft, 12 m2

Floor Plan Created By Harpur & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/0021-3064-3203-4086-2204> or contact the agent for a copy in PDF format.

