



Millstone Cottage, 12-14 Bell End | Wollaston | NN29 7RN



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## Offers In The Region Of £450,000

Millstone Cottage is an attached, unlisted cottage situated within the Conservation Area of the village, located between St Mary's Church and Beacon Hill. The property provides accommodation arranged as three double bedrooms and one single bedroom, three bathrooms and three reception rooms. The cottage has been sympathetically maintained and upgraded by the current owner over a number of years. Being formed from two cottages, the property offers flexible living space and benefits from a gas-fired radiator heating system and PVCu double glazing. The accommodation is well presented and incorporates a number of character features, including open fireplaces, exposed stonework and millstones discovered within the foundations during renovation works carried out approximately 30 years ago. The ground floor comprises a hallway, three reception rooms and a kitchen. To the first floor, there is a principal bedroom with en-suite, a further double bedroom, a bathroom and a single bedroom located on the same side of the cottage. An additional double bedroom and bathroom are accessed via a separate staircase, which may offer a degree of independence or privacy. Externally, the property benefits from a well-maintained garden, off-street parking for several vehicles and summer house. Access is via wooden electric gates. The property is offered for sale with no onward chain.

- Period three bedroom three bathroom attached cottage.
- Gas fired radiator heating system and two working fireplaces
- Flexible living space with character features
- Nicely upgraded over the years by the current owner.
- PVCu double glazing.
- Electrically gated driveway/south facing garden



Part glazed stable style door leading into the

### **Hall**

Quarry tiled floor, doors to the sitting room and kitchen.

### **Reception Room One**

12'5" x 21'11" (3.8m x 6.7m)

Window to rear and french style doors to the garden, radiator, wall light points, feature exposed brick and timberwork, exposed timber flooring, further door to the family room.

### **Kitchen**

20'7" x 5'9" (6.29m x 1.76m)

Fitted with a range of base and eye level wood fronted units with solid wood work-surfaces above. Inset Belfast style sink with period style mixer tap, range style combination cooker (available by negotiation) set into chimney style exposed brick recess with extraction above and tiled splash areas, further tiled splash areas, plumbing and space for washing machine, space for fridge/freezer, radiator, exposed brickwork, tiled floor, two windows overlooking the garden and part glazed stable style door to the side. Doors to the family room and snug.

### **Reception Room Two**

15'3" x 14'9" (4.66m x 4.51m)

Window with seat to the rear, radiator, stone built fire surround with facility for open fire, hearth and mantel shelf, staircase to the first floor, storage cupboard below, exposed brickwork, exposed timber floor, connecting door to the sitting/dining room.

### **Reception Room Three**

10'4" x 16'6" (3.17m x 5.03m)

Deep silled window to the rear, radiator, stone built fire surround with facility for open fire, hearth and mantel shelf, staircase to the first floor, storage cupboard below, wall light points, exposed stonework, exposed timber floor.

### **First Floor Landing (from Family Room)**

Window to front, doors to the airing cupboard, bedroom three, study and bathroom.

### **Bathroom**

Fitted with a three piece suite in white including a period style low level WC, pedestal wash hand basin and bath with fixed and hand held shower above and glazed screen to the side. Tiled splash areas, towel warmer/radiator, downlights, window to front.

### **Bedroom Three**

9'3" x 8'10" (2.83m x 2.70m)

Window to rear, radiator, loft access hatch.

### **Bedroom Four**

6'2" x 8'7" (1.88m x 2.63m)

Window to rear, radiator, door leading to

### **Bedroom One**

12'4" x 10'9" (3.76m x 3.30m)

Window to front, radiator, wardrobes, arch to the

### **Ensuite Shower Room**

Fitted with a two piece suite in white including a low level WC, pedestal wash hand basin and 'wet room' style shower area. Tiled splash areas, towel warmer/radiator, downlights, window to rear.

### **First Floor Landing (from Snug)**

Window to front, doors to bedroom two and bathroom.

### **Bedroom Two**

10'0" x 8'9" (3.05m x 2.68m)

Window to rear, radiator, range of built in wardrobes/furniture, airing cupboard, exposed wood floor.

### **Bathroom**

Fitted with a three piece suite in white including a period style low level WC, pedestal wash hand basin and bath with fixed shower above and glazed screen to the side. Tiled splash areas, towel warmer/radiator, downlights, window to front

### **Outside**

The property fronts a pretty and enclosed garden enjoying a southerly aspect. Approached via twin electric timber gates onto the driveway, parking is provided for several cars. Access may be gained to the entrances to the house from a paved seating area directly to the front of the property with outside tap and lighting. An area of shaped lawn with planted borders sides onto the driveway, and to the far end of the garden is a timber loggia and summer house with power and light connected. The whole is enclosed by fencing or walling an d back directly onto Beacon Hill, a 12th century Norman Motte now under the care of English Heritage.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators and two working fireplaces

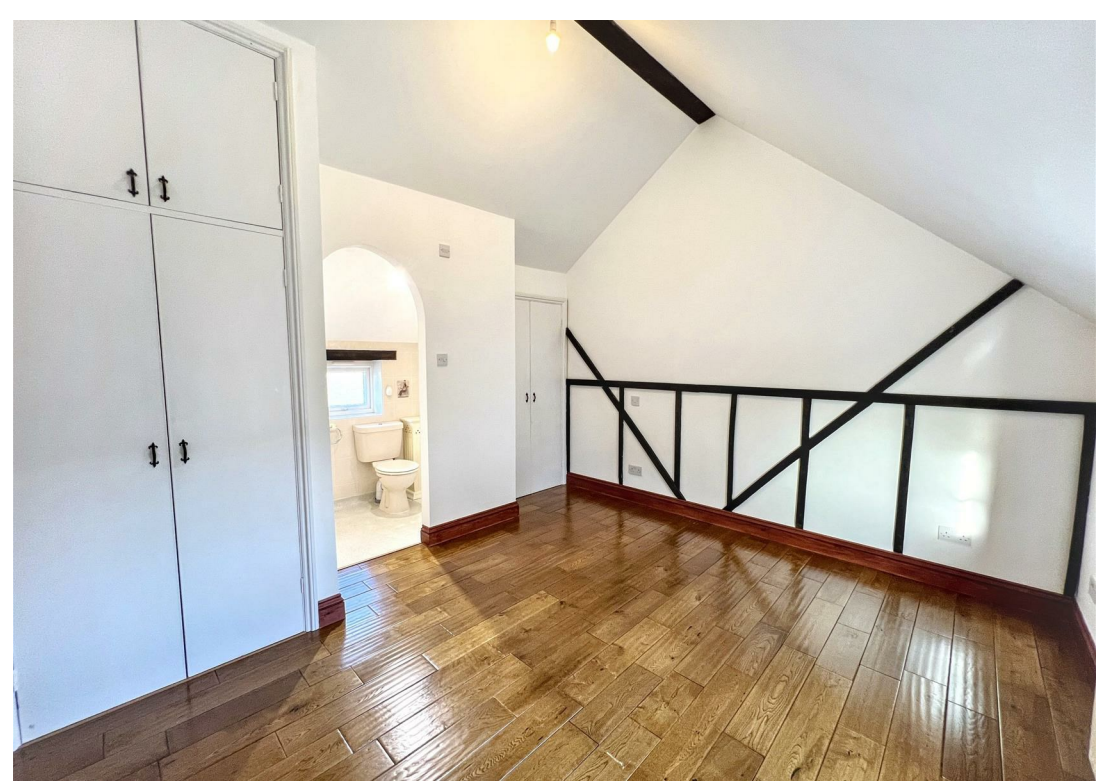
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.











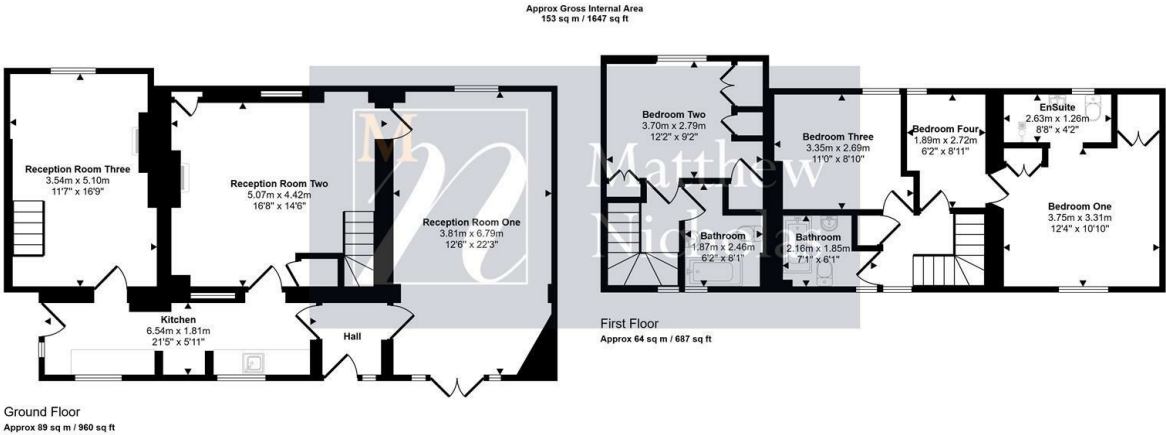
Further Information





Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1667.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>63</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.