



The Old Pumping Station Addington Road  
Woodford, Northants NN14 4ES



**Simpson & Partners**



Looking for the rural lifestyle then this hits the brief. The Old Pumping Station is a truly unique home situated and hidden away in this rural location with countryside walks along the river Nene on your doorstep. This individual home sits on a substantial private plot with secured gated access away from the main road. Further benefits include various outbuildings, off road parking for numerous cars and wrap around gardens.

The accommodation has been refurbished by the present owners and boasts flexible living accommodation across two floors with three first floor bedrooms having views over the garden and countryside beyond. Further benefits include underfloor heating to the ground floor. Good sized living room sits to the side with patio doors leading out to the courtyard and door to study - ideal for working from home, stairs rising to the first floor and door through to: store/boiler room and shower room having patio doors leading out to the rear courtyard area. Fabulous kitchen/breakfast/family room with tiled flooring, patio doors to garden, stunning feature fireplace and second staircase rising to the first floor. Bespoke units incorporating Belfast sink and range cooker. Leading from the kitchen is a further reception room also boasting feature fireplace and patio doors to rear, door leads from here to further boot room with dog shower.

To the first floor the accommodation is accessed via two stair cases - stairs from the living room lead to a spacious landing area/snug with vaulted ceiling and Velux window, doors lead to two bedrooms with the master boasting dressing room, bedroom two has two Velux windows with beams to ceiling flooding the room with natural light both served by family bathroom. Bedroom three and shower room are accessed from the staircase from the kitchen again with Velux windows.

Viewing is a must to appreciate the location and layout of the beautiful unique home. Council Tax Band B. EPC Rating C.

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Price £769,950



The property sits on a private plot 1/4 mile from the main road with secure gated access from Glebe Farm. Sweeping driveway leading to the house with ample parking, lawn with raised vegetable beds and various outbuildings. Mature hedge and planting surrounded by open countryside offering a private aspect. Country side walks and the river Nene are close by.





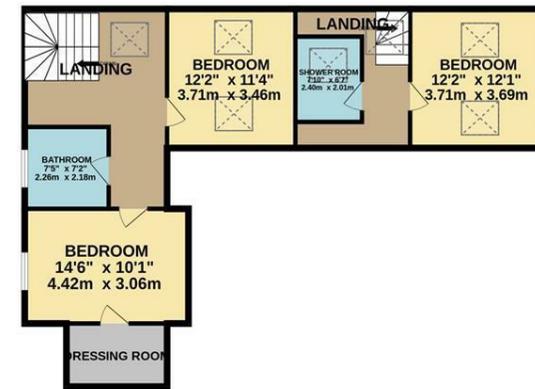
Set in a Hamlet just out of the village of Woodford which offers many amenities to include shops, schooling, tea rooms, pub and village church offering a lovely community feel. The market town of Thrapston - just a five minute drive away has many independent shops, schooling and leisure facilities. The major road network links of the A45 and A14 are close by leading to the M1/M6. The train station is located in Kettering approximately 20 minutes drive away. The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks.



GROUND FLOOR  
1595 sq.ft. (148.2 sq.m.) approx.



1ST FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 2419 sq.ft. (224.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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