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Violet Lane, Creaton
Northamptonshire, NN6 8NR

£475,000 Cottage



Department: Sales

Tenure: Freehold



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A RARE OPPORTUNITY TO ACQUIRE A CHARMING TWO BEDROOM DETACHED CHARACTER COTTAGE WITH A BEAUTIFULLY DESIGNED ONE BEDROOM DETACHED ANNEXE, OFFERING EXCEPTIONAL FLEXIBILITY FOR MULTI GENERATIONAL LIVING, GUEST ACCOMMODATION, OR HOME WORKING ALL SET WITHIN ATTRACTIVE GARDENS WITH AMPLE PARKING AND EV CHARGING.

COTTAGE GROUND FLOOR

- ENTRANCE HALL
- KITCHEN
- LOUNGE / DINING ROOM

COTTAGE FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

ANNEXE GROUND FLOOR

- BEDROOM
- SHOWER ROOM

ANNEXE FIRST FLOOR

- KITCHEN / BREAKFAST / LIVING ROOM

ANNEXE SECOND FLOOR

- LOUNGE

OUTSIDE

- GARDENS
- PARKING





THE PROPERTY

The cottage is full of warmth and character, featuring a welcoming entrance hall leading to a delightful lounge/dining room centred around a cosy log burner. The country style kitchen is fitted with a range oven and traditional Belfast sink, perfectly complementing the home's character. To the first floor are two generous double bedrooms, both with built in wardrobes, and a spacious family bathroom with underfloor heating.

The detached annexe provides versatile accommodation arranged over three floors. The ground floor offers a double bedroom and modern shower room. On the first floor, a bright open plan kitchen/breakfast/living space with integrated appliances opens via French doors onto the garden.

The second floor provides a flexible lounge or additional bedroom, ideal for guests, independent living, or a home office.

Outside, the property continues to impress. To the front, there is parking for three vehicles along with an EV charging point. The rear gardens are thoughtfully designed for both relaxation and entertaining. The cottage garden features a lawn, decking with fire pit, and a stunning oak framed covered entertaining area. The annexe enjoys its own private garden with lawn, decking, and gravelled seating areas.

A unique and highly versatile home combining character, privacy, and modern convenience, early viewing is highly recommended.

Council Tax Band: The Cottage D. Annexe A. EPC Rating TBC.







MATERIAL INFORMATION

Type	Cottage
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking
EV Charging	Yes Private
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Conservation Area, Tree Preservation Order
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

The village of Creaton lies just off the A5199 Welford Road which runs between Northampton and Leicester. Along with a large sloping green in the centre of the village, it enjoys its own post office/general stores, church, public house, primary schooling is available in the nearby village of Spratton with children transferring to Guilsborough secondary school, village hall and playing field. A variety of main roads are easily accessible nearby including the A428 and A14, the latter of which links to the M1 and M6 at Catthorpe Interchange just over 11 miles away. For high street shopping, large supermarkets, restaurants and leisure facilities, the nearest main towns are Northampton (8¼ miles) and Market Harborough (10 miles) both of which also offer mainline rail services to London.

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. 138.33 SQ. METRES (1489 SQ. FEET)



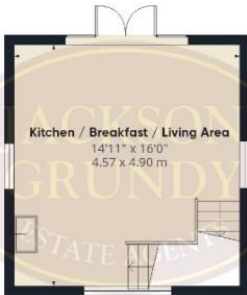
Building 1



Building 1



Building 2



Building 2



Building 2



Approximate total area⁽¹⁾

1489 ft²
138.4 m²

Reduced headroom

104 ft²
9.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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