



84 High Street | Wollaston | NN29 7QQ



Matthew
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Offers In Excess Of £585,000

A delightful Grade II Listed C.17th stone and thatched cottage fronting delightful walled gardens in the heart of this popular village. The cottage has been subject to a recent rethatch and offers wonderfully flexible space over two floors. The property now offers gas radiator heating, three reception rooms, a traditional style fitted kitchen by Bells of Northampton, four double bedrooms and two bathrooms. Typically, the cottage also boasts a wealth of exposed timber, feature fireplaces and deep silled windows. The garden is both mature and offers ample driveway space and a garage with small workshop area. Comprising of an entrance porch, dining room/snug, sitting room, study/family room, kitchen/breakfast room and utility cupboard. The first floor offers three principal double bedrooms and a family bathroom along with a separate guest bedroom and bathroom accessed from a second staircase.

- Four Double Bedrooms
- Kitchen/Breakfast Room
- Mature Gardens
- Three Reception Rooms
- Garage/Workshop
- Character property

Timber entrance door from the front leading into the kitchen/breakfast room.

Kitchen/Breakfast Room

15'5" x 11'5" max (4.70m x 3.48m max)
Fitted with a range of hand-built base and eye-level timber units with granite worksurfaces above, inset 'Belfast' style sink with draining grooves to the side, space and plumbing for dishwasher, 'Range master' combination range style cooker, (available by separate negotiation), dresser style storage unit concealing wall-mounted gas fired central heating boiler, space for freestanding fridge/freezer, tiled splash areas, space for dining table, period style radiator, tiled floor, leaded window to the front, ledge and brace style door to the dining room, staircase with storage cupboard beneath rising to the first floor landing.

Dining Room

15'3" x 10'9" max (4.67m x 3.30m max)
Two deep silled leaded windows to the front, period style radiator, feature exposed stone inglenook style fireplace with timber lintel above, inset down-lighters, storage cupboard to the side, quarry tiled floor, exposed timbers to ceiling, staircase rising to the first floor landing with storage recess beneath, central heating thermostat, door to shelved pantry, further panelled door to the sitting room and part-glazed exposed timber door to the rear porch.

Rear Porch

Window and glazed door opening to the

garden, quarry tiled floor, further ledge and brace style door to the utility cupboard, containing plumbing for washing machine, obscured window to the side.

Sitting Room

16'0" x 14'7" max (4.88m x 4.45m max)
Leaded window with shutters to the front and further deep silled leaded window with shutters and window seat overlooking the garden, period style radiator, feature fireplace with timber mantle/surround, exposed brickwork and flagstone hearth, fitted multi-fuel stove, TV point, wall-light points, exposed timber work to ceiling, parque timber flooring, exposed beam to ceiling, further panel door to the study/family room.

Study/Family Room

14'9" x 10'9" max (4.52m x 3.28m max)
Deep silled sash window to the front and further window to the rear, radiator, exposed timber flooring, timber door leading out to the rear garden.

First Floor Landing

Loft access hatch, ledge and brace doors to the guest bedroom and bathroom

Guest Bedroom

16'2" x 11'1" max (4.95m x 3.38m max)
Deep silled leaded windows to the front and rear, radiator, built-in wardrobes and airing cupboard housing the hot water cylinder.

Bathroom

Fitted with a three-piece suite in white including bath with panel to the side, tiled

splash areas, exposed timber flooring, deep silled leaded window and further window to the rear.

First Floor Landing (Accessed from dining room)

Two deep silled windows to the rear, loft access hatch, wall-light point, doors to remaining first floor rooms.

Master Bedroom

14'11" x 10'11" max (4.55m x 3.33m max)
Deep silled leaded windows to the front and rear with secondary glazed units , radiator, exposed timber flooring.

Bedroom Three

16'6" x 11'1" max (5.03m x 3.40m max)
Deep silled leaded window to the front with secondary glazed units, radiator, built-in wardrobes.

Bedroom Four

10'11" x 9'3" max (3.35m x 2.84m max)
Deep silled leaded window to the front, storage recess with built-in drawer unit and hanging rails.

Family Bathroom

Fitted with a three-piece suite in white including low-level WC, vanity wash hand basin with tiled surrounds, bath with timber tongue and groove panelling to the side, mixer tap and shower above, curtain/rail to the side, tiled splash areas, storage cupboard, radiator/towel warmer, downlights, deep silled window to the rear.

Outside

The property enjoys a small stone

wall-retained courtyard front garden with steps leading up to the entrance door.

Rear Garden

The rear garden is a particular feature of the house and enjoys a high degree of privacy and a sense of maturity. Predominantly laid to lawn with crazy paved and blue brick patio/terrace area, immediately abutting the rear of the house are concrete pathways leading to either side of the main lawn with flower/shrub borders, timber pergola with mature climbing rose, two large mature apple trees, further inset trees and shrubbery, brick built storage shed with power and light connected and external socket, further timber tool shed, picket style timber fencing and low-level gates dividing the main garden from the driveway and garage. A five bar timber gate allows access from neighboring College Street to the gravel driveway, providing off-road parking for four to five vehicles. Access may be gained from the driveway to the main garden and also to the detached single garage and workshop. The garden is enclosed by a combination of fencing and mature hedging.

Single Garage/Workshop

16'9" x 15'3" max (5.11m x 4.67m max)
Up and over vehicular door, power and light connected. Window to the rear and side personal door to the side.





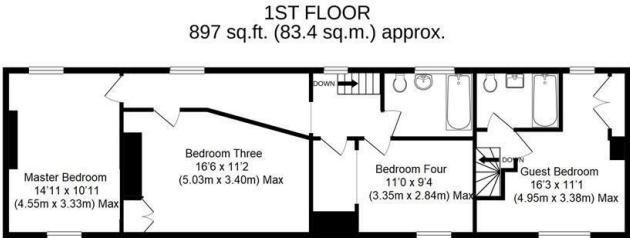
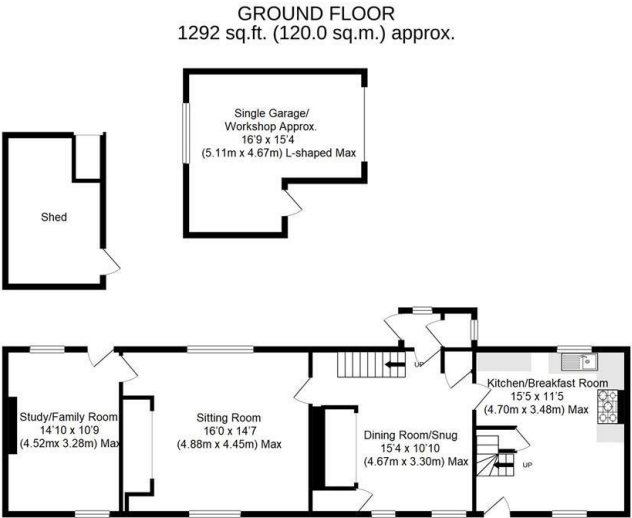
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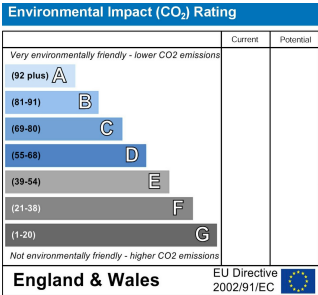
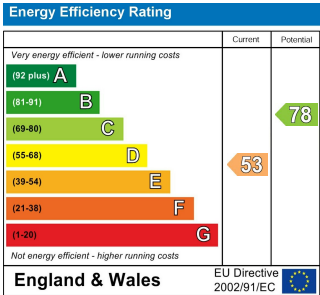
Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 2023.62 sq ft



TOTAL FLOOR AREA : 2189 sq.ft. (203.4 sq.m.) approx.
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