116 High Street | Wollaston | NN29 7RJ

Matthew Nicholas

Offers In The Region Of £580,000

A wonderfully spacious and versatile detached family home situated centrally in the conservation area of the village and offering a wealth of character and opportunity for any buyer to alter to suit their own tastes. Comprising a four bedroom main house of approx. 2161sq' with additional former Lodge room, utility, cellar, workshops and other ancillary spaces of approx 1208sq' , the property also enjoys a gated and partly cover courtyard area and west facing cottage style garden. With the additional spaces offering the possibility of multi generation living or work from home opportunities, the house itself boasts a gas fired radiator heating system, part replacement and secondary double glazing and a high standard of finish. Comprising an entrance hall, guest WC, two reception rooms, large focal kitchen/family space, landing, four bedrooms, ensuite and family bathroom. Viewing is recommended.

- Detached period house with extensive outbuildings
- Verstaile living/work space possibilities
- Central village location
- Superbly presented
- Character features
- Garden and gated courtyard for parking

Entrance Hall
Inner part glazed door, two radiators, staircase to first floor landing, doors to most principal ground floor rooms with further window to the side and external doors to the garden and courtyard.

Guest WC
Fitted with a low level WC and vanity wash hand basin with storage beneath, towel warmer, tiled floor, window to the garden.

Sitting Room
12'11" x 14'7" (3.95 x 4.45)
Windows to front and side, radiator, feature fireplace with timber mantel/surround and cast iron inset and granite hearth with gas flame effect fire, picture rail.

Study
12'11" x 8'11" (3.96 x 2.74)
Window to side, radiator, feature contemporary fire surround with gas flame effect fire, original storage cupboard, wall light point, wood flooring. Door to cellar.

Kitchen/Family Room

Family Room
27'10" x 14'10" (8.50 x 4.53)
Large window incorporating window seat and double part obscure glazed doors to the front, four radiators, feature exposed stone walling, wood flooring, door to store/walk in larder with built in units, pegs and space for additional fridge or freezer. Steps and further external door to the courtyard, step leading up to the

Kitchen Area
7'4" x 12'1" (2.25 x 3.7)
Fitted with a range of oak fronted cabinetry with granite effect composite worksurfaces above and upstands. Inset one and a half bowl stainless steel sinks with mixer tap, range style combination cooker (available by negotiation) with chimney style extractor and corresponding splashback, integrated dish washer, integrated microwave oven, integrated fridge/freezer. Tiled floor, downlights, window to side.

First Floor Landing
Window to the side and rear, airing cupboard, doors to all principal first floor rooms.

Bedroom One
17'11" x 12'3" (5.48 x 3.75)
Window to the front and two further windows to the side, two radiators, walk in wardrobe area, wall light points, feature cast iron fireplace, wood flooring, door to the

Ensuite
12'9" x 3'1" (3.89 x 0.95)
Fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle with glazed door, tiled splash areas, downlights, window to side.

Bedroom Two
17'2" x 15'7" max irregular shaped room (5.25 x 4.75 max irregular shaped room)
Windows to front and side, radiator, decorative fireplace recess, coving.

Bedroom Three
17'5" x 12'2" max irregular shaped room (5.33 x 3.72 max irregular shaped room)
Window to front, radiator, cast iron fireplace, wall light.

Bedroom Four
10'11" x 10'11" (3.34 x 3.35)
Window to side, radiator, cast iron fireplace.

Bathroom
6'7" x 10'11" (2.01 x 3.34)
Refitted with a contemporary three piece suite including a low level WC, wall hung vanity wash hand basin and P shaped 'spa' bath with panel and screen to side and thermostatic fixed and hand held shower over. Tiled splash areas, towel warmer, downlights, window to side.

In addition to the residential accommodation, the property also offers a series of attached ancillary spaces as follows:

Cellar
10'4" x 27'11" (3.16 x 8.52)
Brick flooring with access to the exterior via a door.

Lodge Room
16'8" x 26'10" (5.09 x 8.18)
A versatile space, formerly a meeting room. Semi-vaulted ceiling, windows to both sides with door to the garden, two fireplaces, timber flooring. Door leading to the

Utility Room
11'4" x 11'10" (3.46 x 3.62)
Fitted with built in cupboards with worksurfaces above, inset stainless steel sink with electric water heater, plumbing and space for washing machine and drier, suspended ceiling, opening to the workshop and door and window to the courtyard.

Workshop
Large doors to the courtyard, power and light connected, mezzanine storage area.

Courtyard
The property is approached via double timber gates which open to a cobbled courtyard providing parking for several vehicles, part of which is under cover. Access may be gained to the two storage sheds, workshop and doors to the family room, hallway and utility room. Outside tap and lighting.

Garden
Beautifully tended with areas of planting gravel and paved seating areas and a further brick built shed. Enclosed by a combination of hedging and walling with pedestrian access onto the Bell End/High St walkway. Covered well. West facing in aspect.

Material Information
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators
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.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

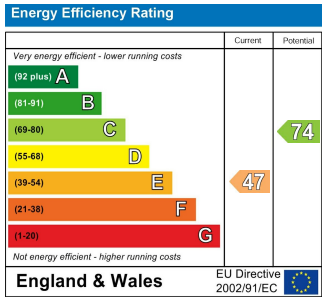
Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.

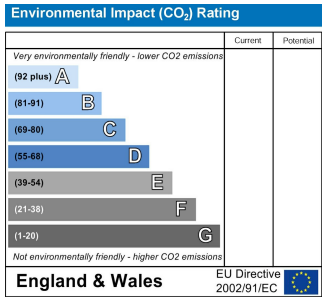
Further Information

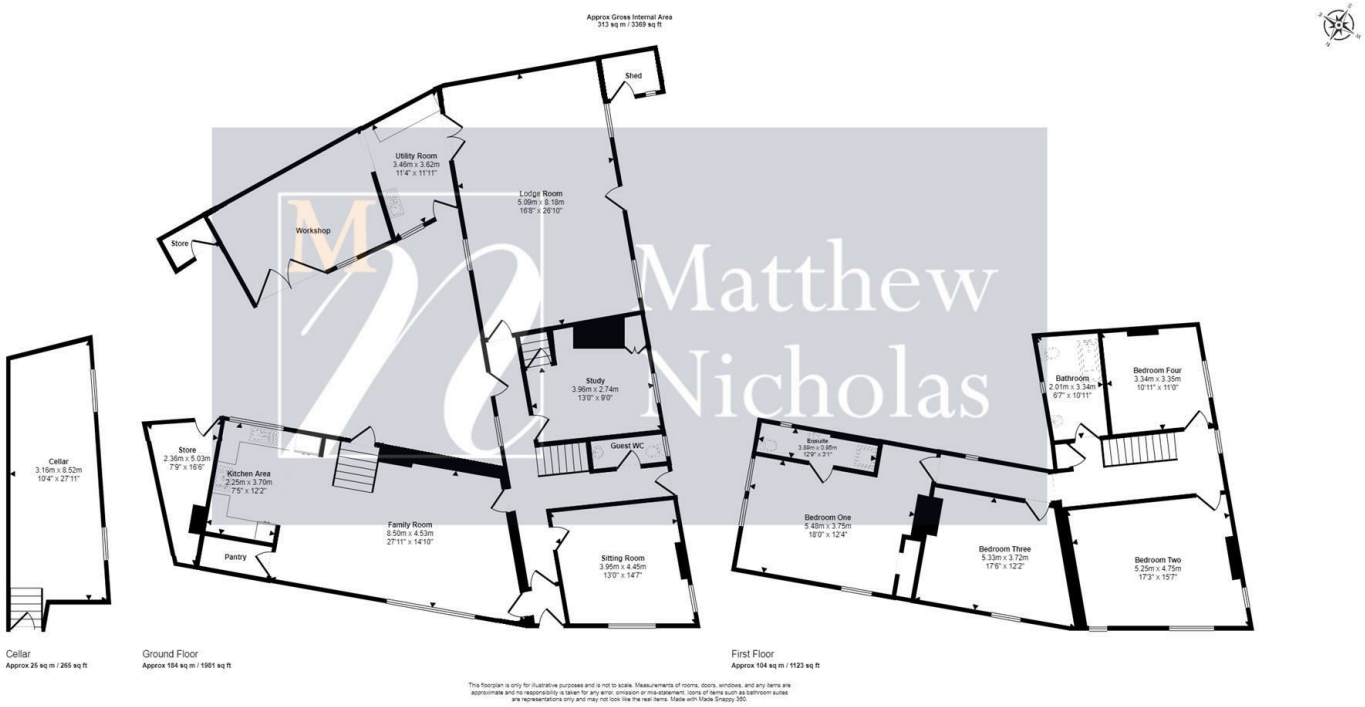
Local Authority: North Northamptonshire Council

Tax Band: F

Floor Area: 3369.00 sq ft







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