



**Orchard Hill**  
Little Billing, Northampton

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SALES & LETTINGS



# Orchard Hill

Little Billing  
NN3 9AG

Guide Price  
£550,000

A Grade II Listed four bedroom stone cottage, with re-thatched roof in 2004, formerly a farmhouse dating back to the 17th Century, situated within the heart of Little Billing with good access to local amenities.

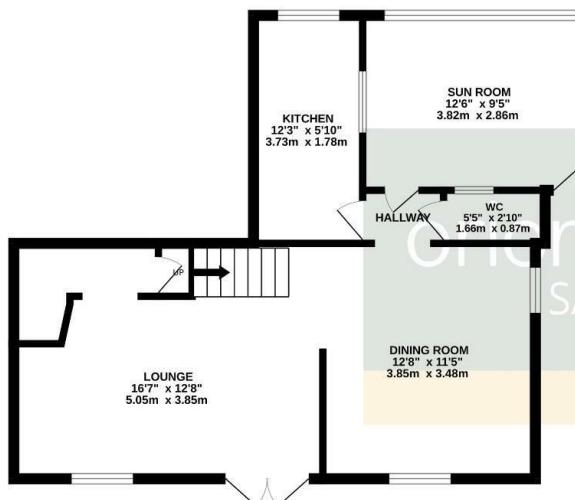
Offered for sale with no onward chain, the accommodation comprises sitting room with stone inglenook fireplace and study area, separate dining room with stone open fireplace, inner hallway, cloakroom/WC, kitchen/breakfast room and sun room. To the first floor are four bedrooms and a family bathroom. Outside is a driveway for several vehicles leading to a single garage and gardens to the side and rear enclosed by stone walls. This fine cottage has many attractive features such as deep silled windows, exposed ceiling and wall beams and exposed stone internal walls. (B/1004/M)

- 17th Century Grade II Listed thatch cottage
- Four bedrooms
- Separate reception rooms
- Mature garden with summerhouse
- Off road parking and garage
- No onward chain

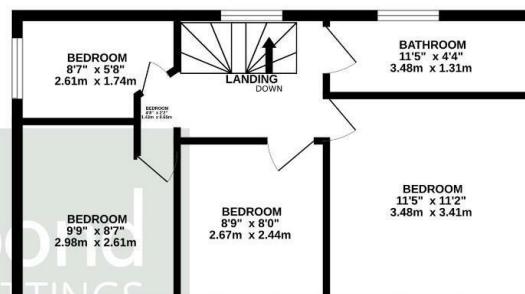




GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.

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#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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