



# Zion Hill

Walgrave, Northamptonshire

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SALES & LETTINGS



## Zion Hill

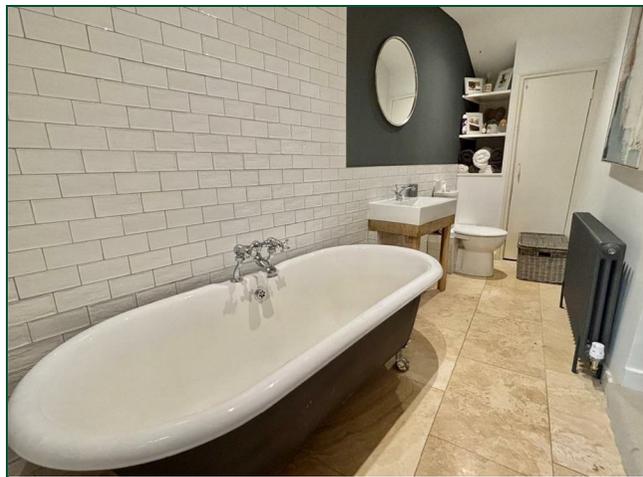
Walgrave  
NN6 9PN

Offers Over  
£415,000

April Cottage is a unique and spacious property of enormous character and charm dating from the 19th century with 21st century contemporary living. The cottage is offered in excellent condition throughout and is ideally located in the heart of the desirable village of Walgrave. Set back off the main High Street, April Cottage was originally three cottages and is deceptive in size measuring over 1,400 ft<sup>2</sup>.

The accommodation comprises entrance hall, cloakroom/WC, 15ft square sitting room with an open fireplace and an 18ft kitchen/breakfast room with bi-folding doors to the garden, a centre isle, roof lantern and is open plan to the 19ft dining/family room. To the first floor are four bedrooms and two bathrooms with a third room with plumbing ready to create a 3rd bathroom if desired. Outside is a fantastic entertaining space and a large lawn offering a good degree of privacy. (A/1437/M)

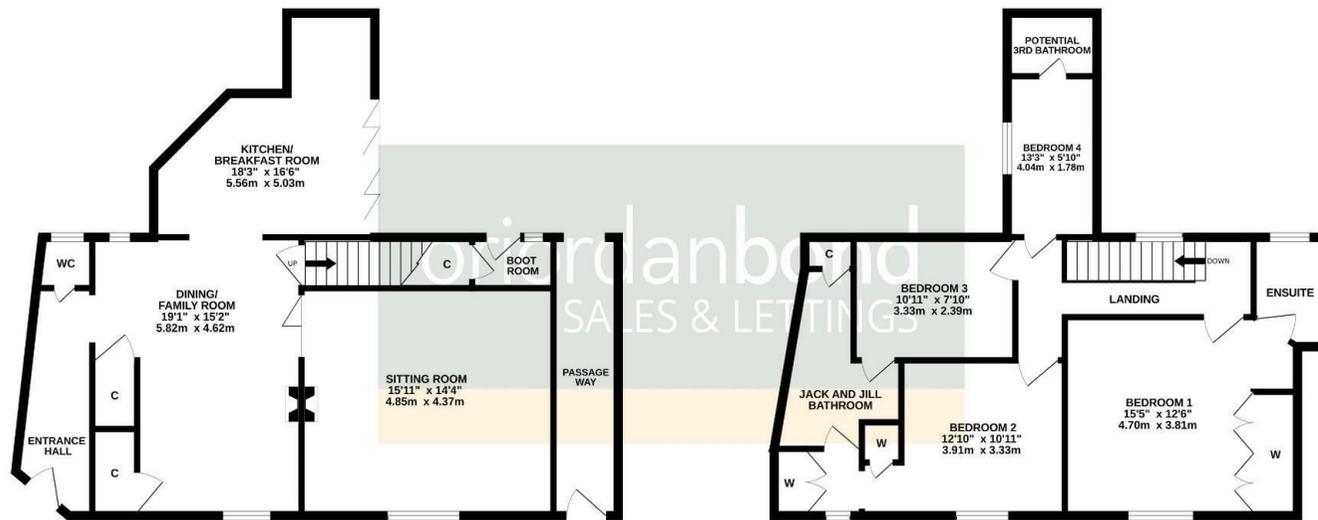
- Unique and spacious four bedroom character cottage
- Two reception rooms
- 18ft kitchen/breakfast room with bi-folding doors
- Two bathrooms
- Gas central heating
- Low maintenance rear garden





GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.

1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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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