

Cross Hill

Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



Cross Hill

Brixworth
NN6 9DB

Guide Price
£475,000

A beautifully presented 19th century ironstone cottage, set beneath a traditional slate roof with a wrap around garden and off road parking, located in the heart of the historic village of Brixworth with its excellent range of amenities. Effortlessly combining period charm with stylish modern living to include gas radiator heating and double glazing, this three double bedroom cottage is brimming with warmth, character and personality throughout.

The cottage is entered via a solid timber stable door into the delightful sitting room with solid oak floor and fireplace housing a wood burning stove. A staircase rises to the first floor landing and steps rise to the dining room with an attractive Victorian feature cast iron fireplace and elegant marble floor with under floor heating. There is a door to the rear hall and steps down to the kitchen/breakfast room featuring an exposed timber ceiling beam. The kitchen has a Velux skylight roof flooding the room with light. There is a range of integrated appliances to include a dishwasher, washing machine, oven and hob and space for a free standing fridge/freezer. The rear lobby gives access to a ground floor family bathroom with separate WC and a useful under stairs storage cupboard which currently houses the tumble dryer. There is a second staircase rising to bedroom three with a feature fireplace and an interlinking door to bedroom two. The master bedroom has bespoke floor to ceiling fitted wardrobes, a bridle cupboard, a feature fireplace and a contemporary en-suite shower room. Bedroom two is accessible from the main staircase and also from bedroom three. Outside is off road parking and an attractive wrap around garden with an intimate patio area, raised decking area and à lawn. (A/1118/M)

- Beautifully presented 19th century ironstone cottage
- Period character features throughout
- Three double bedrooms with ensuite shower room to master
- Gas radiator heating and double glazing
- Wrap around gardens and off road parking
- Quiet and picturesque location












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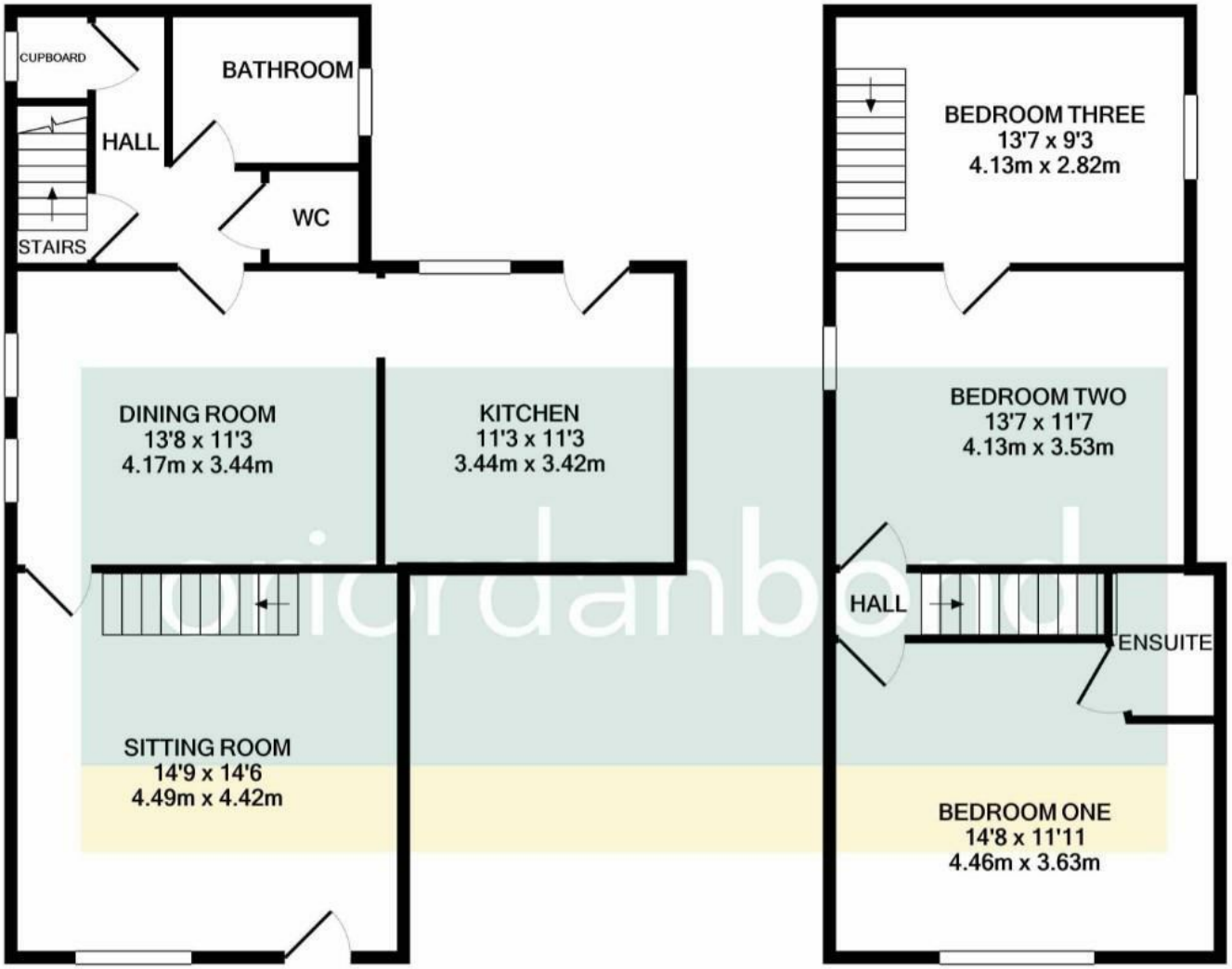

GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(57.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1118 SQ.FT. (103.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: B
- Energy Efficiency Rating:

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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