RICHARD GREENER

Coombe Cottage Rye Hill Country Cottages

Holdenby Road, East Haddon, NN6 8JR

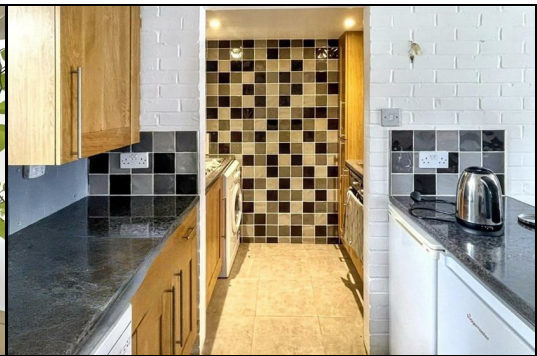
£1,195 PCM

2 1 1 D

IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL GET IN TOUCH .

Available to move into 7th of December 2026!!

Tucked away in a charming courtyard setting in the heart of East Haddon, this is a characterful two-bedroom home with garden and allocated parking for two cars. This thoughtfully arranged cottage blends period charm with practical living across two floors.



Unfurnished Accommodation; open plan kitchen/dining/lounge, two bedrooms, dressing room, bathroom and rear Garden. EPC D, council Tax Band A.

As you approach the Cottage, you're greeted by a gravelled courtyard shared with neighbouring homes, where this particular cottage has two clearly marked allocated parking spaces. The front of the property features a set of dark-framed UPVC French doors, giving access straight into the main living space. Stepping inside, you enter directly into the open-plan lounge and dining area. It's a bright, welcoming space with grey wood-effect flooring and exposed painted brickwork adding character. There are dual-aspect windows — one looking out to the front courtyard and another to the rear, letting in plenty of light. The layout is open but well-defined, with space for a sofa and dining table.

To the left is the kitchen, neatly tucked away fully functional with tiled flooring. It's fitted with wood-effect units, black granite-look worktops and a tiled splashback in a mix of black and grey tiles. Appliances include an electric hob, built-in oven, slimline dishwasher, undercounter fridge freezer and a washer dryer are all present, although not covered by the landlord for repair or replacement. At the back of the property, a small hallway leads you to the ground floor bathroom and second bedroom. The bathroom is modern, tiled floor to ceiling, with a white three-piece suite including a full-size bath with a mains shower over and folding screen. There's a built-in vanity unit, large mirror running the length of the wall, and a frosted window for light and privacy.

Opposite the bathroom is bedroom two — a small double, carpeted, with French doors opening out to the front courtyard. It's ideal as a guest room, study or nursery. From the hallway, a set of stairs with natural Hessian-style carpet takes you up to the first floor. At the top of the stairs, there's a useful dressing or study area with a built-in desk and good storage — including three full-height wardrobes. A Velux window overlooks the rear garden and floods the space with light.

A small step leads you up into the main bedroom, tucked into the eaves with a vaulted ceiling and exposed beams. It's a peaceful, well-proportioned room with another Velux window facing the garden, carpet underfoot and ample sockets. Plenty of space for a double bed and additional furniture.

Heading outside, the garden is accessed via a side path around the end of the terrace. It's lawned garden enclosed by timber fencing, with mature trees providing shade and screening to the rear.

Lounge Area 19'5 x 9'5 (5.92m x 2.87m)

Kitchen Area 7'6 x 4'1 (2.29m x 1.24m)

Hall Way 7'8 x 4'8 (2.34m x 1.42m)

Bedroom Two 10' x 6'5 (3.05m x 1.96m)

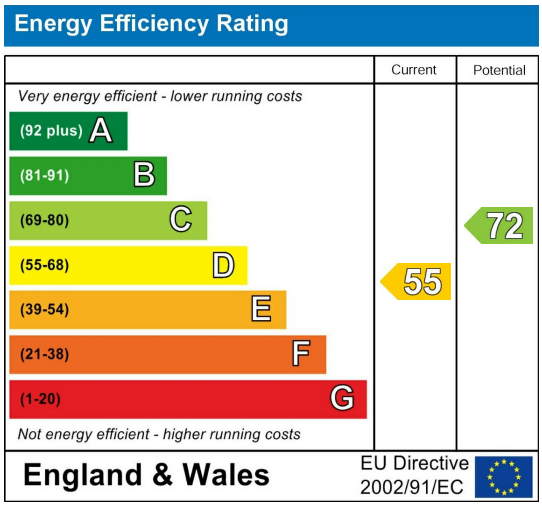
Bathroom 7'8 x 5'5 (2.34m x 1.65m)

Master bedroom 18'4 max x 9'5 (5.59m max x 2.87m)

Dressing Area 10'2 x 10'2 max (3.10m x 3.10m max)

Area Map

Energy Efficiency Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Westleigh Office Park, Moulton Park, Northampton, Northamptonshire, NN3 6BW
Tel: 01604 250066 Email: rentals@greenerrentals.com https://www.richardgreener.co.uk