



Swann Cottage Northamptonshire

OSCAR JAMES

# Swann Cottage

Main Street

Holcot

NN6 9SP

Swann Cottage is constructed of stone under a tiled roof and is believed to be one of the oldest properties in the village. The cottage was later extended providing a large dining room and a large master bedroom with en-suite. It has also recently been extended further by adding a kitchen/family room with a beautiful sky light above the hand crafted kitchen.

## The Location

Holcot is a sought after village lying close to Pitsford Reservoir Country Park and nature reserve with trout fishing, sailing and cycling. The village has a village hall, public house, church, playing field, all weather tennis court and riding stables. Holcot is situated within easy reach of all the main towns and railway stations of Northampton, Kettering and Wellingborough. The M1 and the A14 (A1-M1 Link Road) are only a short distance away. There is a well regarded primary school at nearby Walgrave together with secondary schooling at Moulton, grammar schools in Pitsford and Northampton and private schooling at Spratton, Maidwell Hall and Wellingborough.

- Northampton 8 miles
- Kettering 9 miles
- A14 (M1-A1 Link Road) 7 miles
- Wellingborough 8 miles
- M1 (Junction 15) 11 miles  
(Distances/time approximate)



The property is set well back with a large front garden and is approached by double oak gates leading to a large driveway with parking for four or five cars. The stone built Barn has double timber doors and there is a Dimplex electric wall heater, strip light and power points with a staircase leading to a room with two Velux windows, spotlights to ceiling, a further Dimplex electric wall heater with thermostatic room control. Access to a loft with a large storage area in the eaves accessed via a loft ladder.

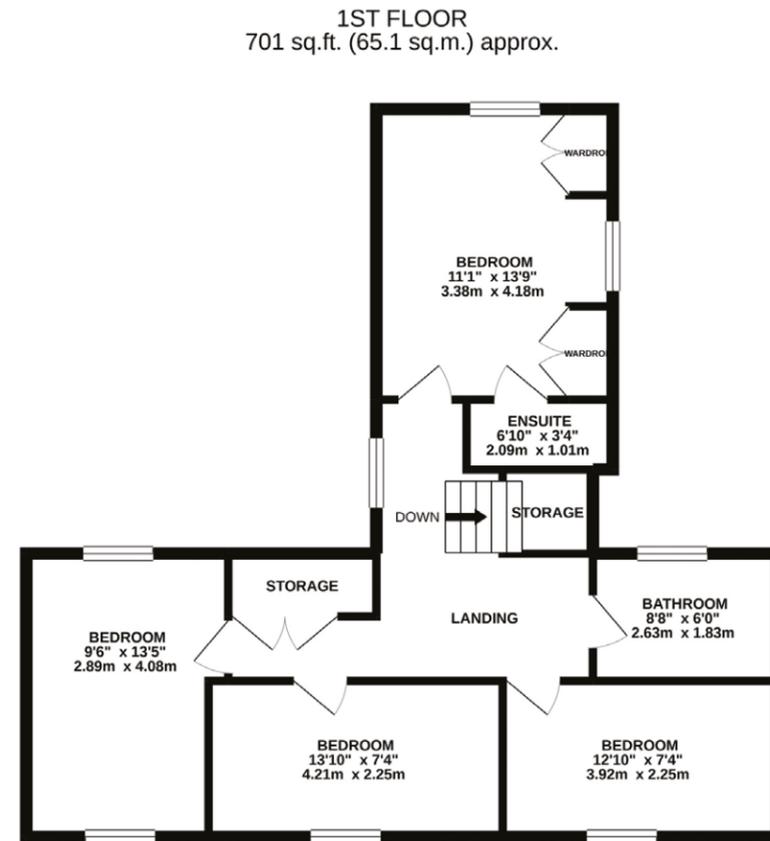
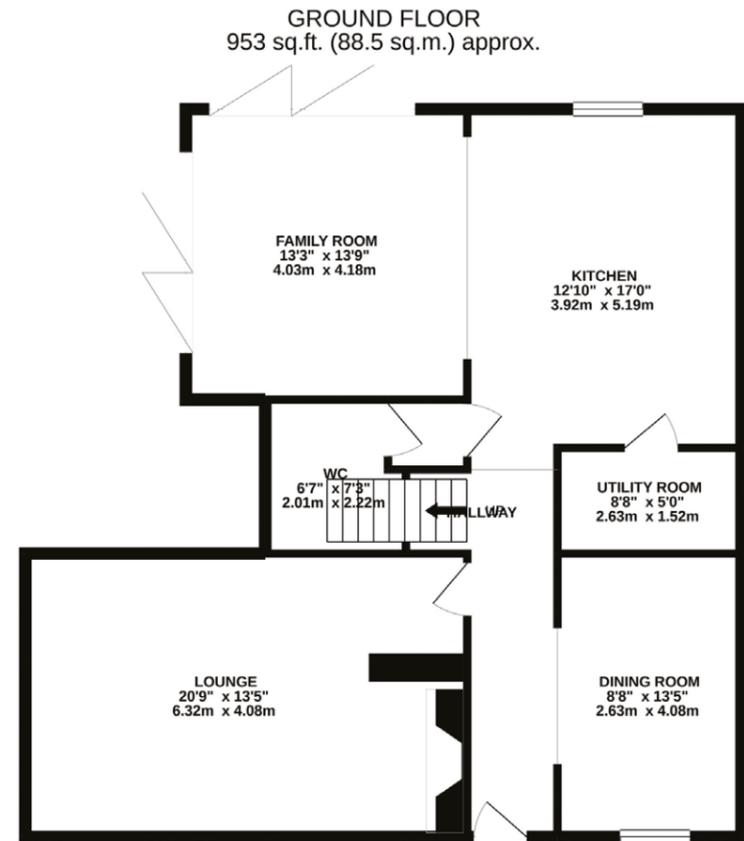


The first floor boasts master bedroom with fitted wardrobes and a refitted en-suite comprising of shower cubical and wash hand basin. There are three further bedrooms and a refitted family bathroom which has been fully tiled.



4  
Bedrooms





**TOTAL FLOOR AREA : 1653 sq.ft. (153.6 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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**Outside;**

The garden to the front has stone walls either side and is mainly laid to lawn with a mixture of established trees and shrubs. There is a large paved terrace with outside lighting just in front of the property. To the rear is a further paved L-shaped patio area with established shrubs and trees retained by a low stone wall. The rear garden has been recently landscaped with new fencing and a small artificial lawn area.



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