

**Anchor House Banbury Lane
Rothersthorpe
NORTHAMPTON
NN7 3JF**

£400,000



- NO ONWARD CHAIN
- CANAL & COUNTRYSIDE VIEWS
- FIVE RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- VARIOUS OUTBUILDINGS

- REQUIRES REFURBISHMENT
- FIVE BEDROOMS
- OUT BUILDINGS
- LARGE REAR GARDEN
- ENERGY RATING: G

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Requiring complete renovation throughout, this substantial, canal-side property is arranged over four floors and offers exceptional potential for redevelopment or restoration.

The ground floor comprises of an entrance hall leading to a living room, kitchen/dining room and a study. Stairs descend to the lower ground floor, where there are two additional reception rooms, a second kitchen, a bar area, a former boathouse room and a bathroom.

The first floor offers three bedrooms, a family bathroom and a separate WC, while the second floor features two further bedrooms and an additional WC.

Occupying a generous plot with attractive views over the canal, the property also benefits from ample off-road parking to the rear, together with a range of outbuildings and garages, offering excellent storage or further development potential (subject to any necessary consents).

Ground Floor

Entrance Porch

Door leading to entrance hall.

Entrance Hall

Doors to kitchen/dining room, living room and study, stairs rising to first floor, stairs leading to lower ground floor.

Kitchen/Dining Room

14'3" x 23'4" (4.35 x 7.13)

Window to front aspect, window to rear aspect, fitted with wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, space for cooker with extractor hood over, tiled splashbacks.

Study

15'3" x 9'0" (4.67 x 2.75)

Window to rear aspect.

Living Room

15'3" x 13'6" (4.67 x 4.13)

Window to front aspect, door providing access to upper boat house level.

Lower Ground Floor

Reception Rooms

Windows and door leading to rear garden, stairs rising to ground floor, large inglenook fireplace, opening hatch to bar, opening to hallway, door to bathroom.

Bathroom

Fitted with a four piece suite comprising low level WC, pedestal mounted sink, bidet, panel bath with fitted shower over, full height tiling to all walls, window to side aspect.

Inner Hallway

Doors leading to bar, opening to living room.

Bar

13'3" x 6'2" (4.05 x 1.90)

Serving hatch to reception area.

Second Living Room

14'7" x 12'8" (4.46 x 3.88)

Open fireplace, door to kitchen, door to boat house.

Kitchen

12'11" x 8'9" (3.95 x 2.67)

Free standing stainless steel sink, two windows to rear aspect.

Boat House

14'0" x 15'9" (4.29 x 4.82)

Window to side aspect, window to rear aspect, French doors leading to rear garden, storage cupboard, stairs rising to upper boat house.

Upper Boat House

20'1" x 13'8" (6.14 x 4.19)

Two windows to side aspect, one window to rear aspect, Juliette balcony to rear, vaulted ceiling, exposed wooden beams.

First Floor

Landing

Doors leading to three bedrooms, bathroom and separate WC, stairs leading to second floor.

Bedroom One

15'7" x 13'11" (4.77 x 4.26)

Window to front aspect.

Bedroom Two

14'8" x 13'10" (4.49 x 4.22)

Window to front aspect, built in wardrobes.

Bedroom Three

15'8" x 9'9" (4.80 x 2.99)

Window to rear aspect, built in wardrobes.

Bathroom

Fitted with a five piece suite comprising low level WC, pedestal mounted sink, panel bath, bidet, separate shower cubicle, obscure double glazed window to rear aspect, tiled splashbacks.

Separate WC

Two piece suite low level WC, pedestal sink.

Second Floor

Landing

Doors to bedrooms four and five, door to cloakroom.

Cloakroom

Low level WC, pedestal sink.

Bedroom Four

15'1" x 14'11" (4.6 x 4.55)

Dual aspect windows to front and side.

Bedroom Five

11'5" x 14'11" (3.5 x 4.55)

Dual aspect windows to front and side.

Externally**Front Garden**

Enclosed by picket fence.

Rear Garden

Gated rear access, laid mainly to lawn, hard standing for shed, various establish plants and shrubs, various out buildings and shed.

Agents Notes

Council Tax Band: F





LOWER GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 3265 sq.ft. (303.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G	20	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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