



St Peter's Cottage, Main Street

Aldwinckle NN14 3EL

Price Guide £850,000

Richardson

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PRICE GUIDE BETWEEN £850,000 - £880,000. Positioned opposite an open green space in the heart of this attractive Northamptonshire village with shop, garage, school and village hall, St Peter's Cottage is a substantial Grade II Listed home offering spacious accommodation which retains period features including beams, window seats, fireplace to the principal living room and exposed stone/brick work. Originally a row of 3 cottages which have been knocked through with two 'wings' to the rear with one providing scope for works to provide additional ground floor accommodation from storage if required. The principal accommodation comprises 4 reception rooms, plus two additional rooms, kitchen, utility, conservatory, boiler room. To the first floor which is accessed by two staircases with the landing running to the front of the property, the impressive master bedroom has a vaulted open timber ceiling and stone fireplace. A further 4 bedrooms, two bathrooms and a laundry room. The property has excellent gardens to the rear with a courtyard area and large paved area, with a useful range of attached stores, and extensive lawns with mature shrubs and trees benefitting from a westerly aspect and with access from Lowick Road.

Reception hall

Playroom

21'10" x 17'0" (6.68m x 5.19m)

Office

17'0" x 15'4" (5.18 x 4.67 (5.191 x 4.667))





Drawing room
15'11" x 17'3" (4.86m x 5.27m)

Dining room
19'5" x 17'3" max (5.94m x 5.26m max)

Kitchen
14'7" x 11'3" (4.47m x 3.45m)

Utility
12'7" x 6'3" (3.84m x 1.91m)



Boiler room
13'1" x 12'7" (4m x 3.86m)

Conservatory
10'0" x 8'8" (3.05m x 2.66m)

Additional room accessed from
Drawing room
17'11" x 15'1" (5.47m x 4.62m)

Additional room
13'8" x 9'9" (4.19m x 2.99m)

Dog washroom/wc
7'10" x 7'7" (2.41m x 2.32m)

Store room
14'6" x 11'10" (4.42m x 3.62m)

First floor landing

Master bedroom
23'1" x 17'0" (7.04m x 5.19m)

Ensuite

Bedroom
13'1" x 12'2" (3.99m x 3.71m)

Bedroom
13'0" x 11'10" (3.98m x 3.62m)
Walk-through room



Bedroom
13'0" x 12'9" (3.98m x 3.91m)

Laundry room/Bedroom
11'8" x 9'3" (3.56m x 2.84m)

Bedroom
15'5" x 12'6" (4.71m x 3.83m)

Family bathroom

Separate wc

External details

Separate enclosed courtyard and further extensive patio area leading onto extensive lawns with westerly aspect and benefitting from a gated access from Lowick Road for a small vehicle. If this is to be widened any prospective buyer would have to make their own enquiries to the planning department. Useful range of three attached stores; 3.14m x 3m, 3m x 2.14m and 3.62m x 3m.

Agents notes

The property benefits from a 25% share in the open land opposite the front the cottage. Further information available from Richardson.

Council Tax Band G North
Northants Council

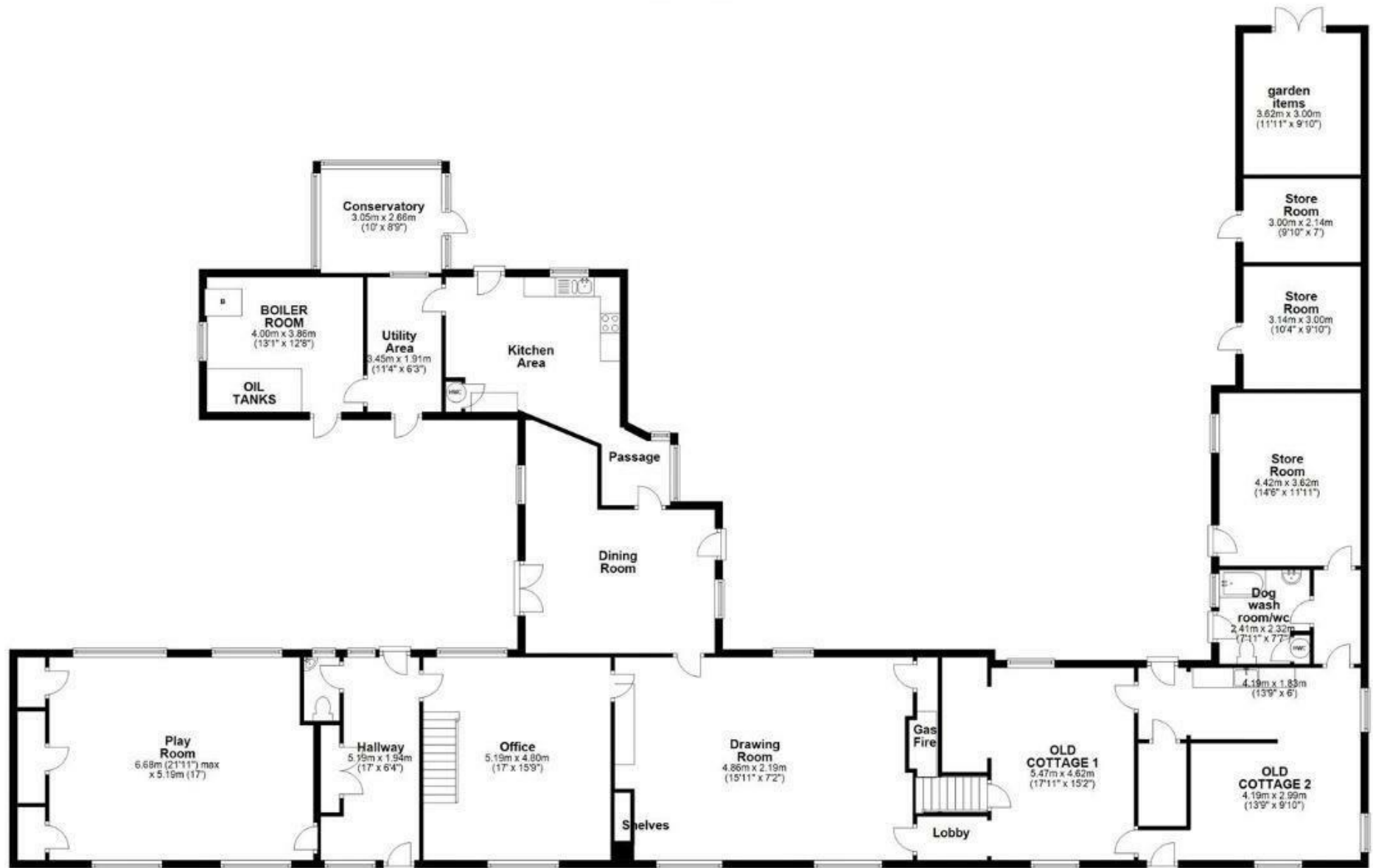
Viewings

All viewings strictly by
appointment through Richardson,
01780 762433

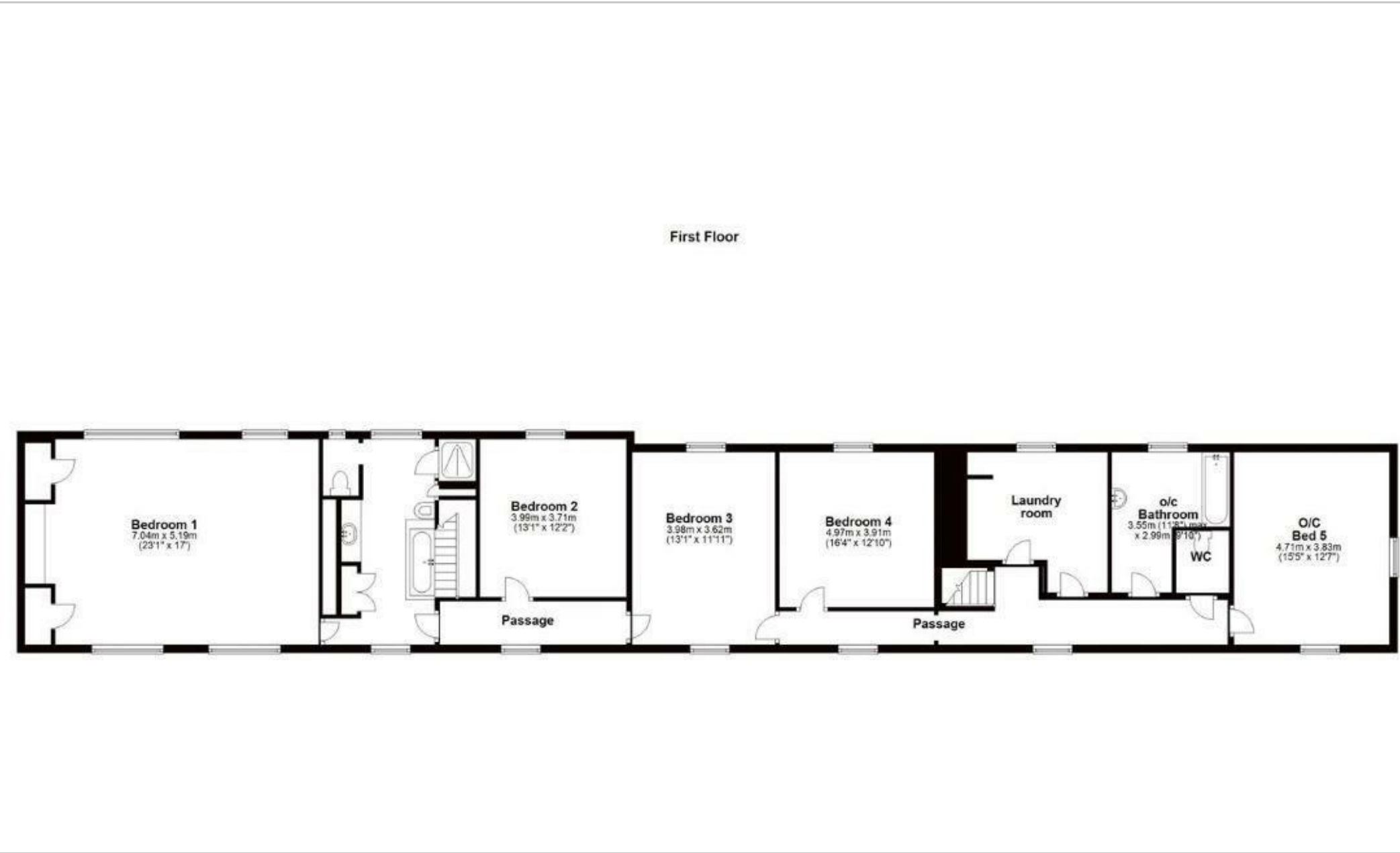




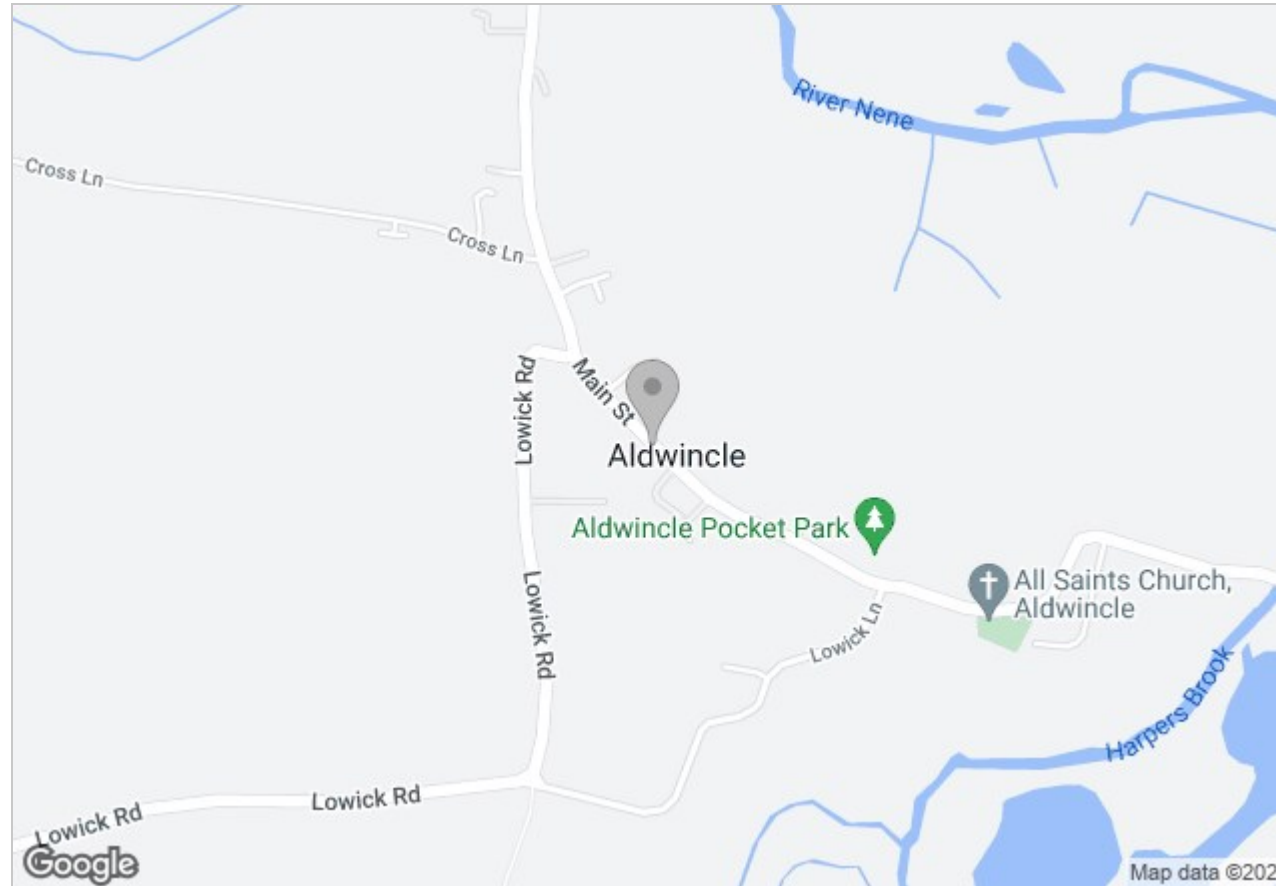
Ground Floor



Floor Plan



Area Map



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