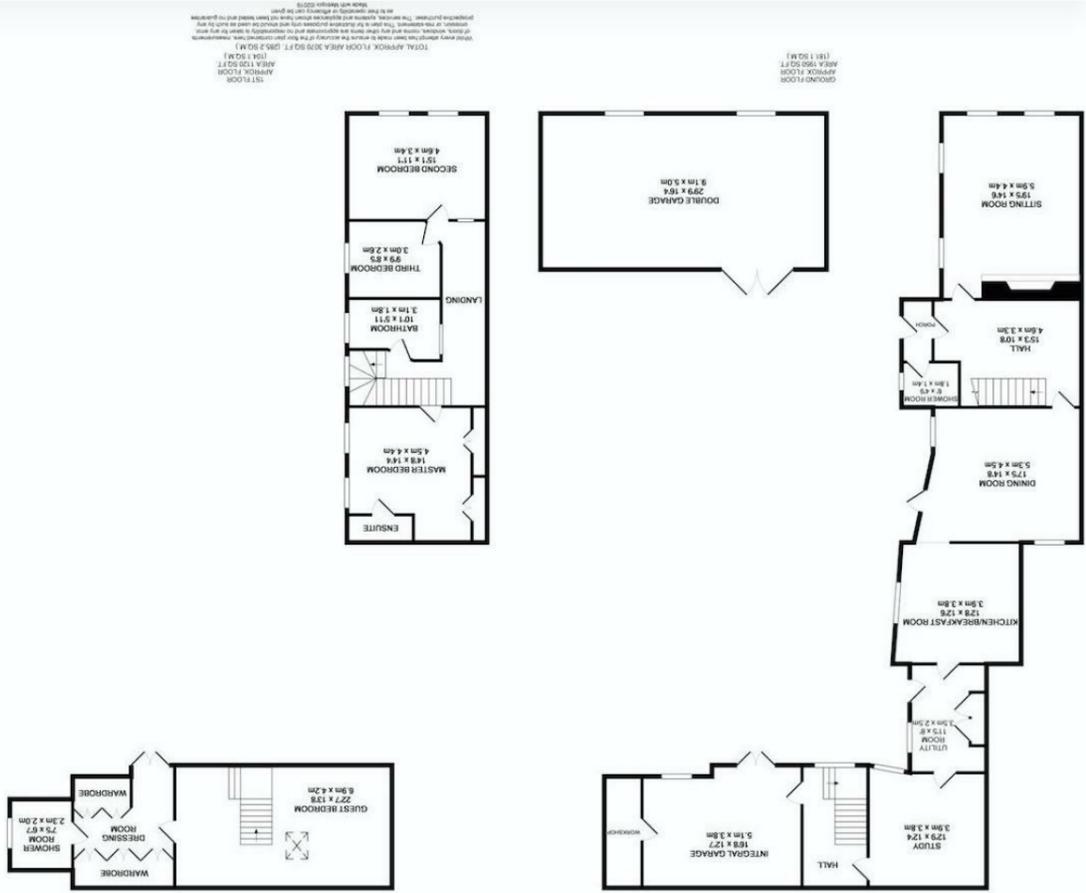


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.



Dimensions

- Sitting Room 19'5" x 14'6"
- Hall 15'2" x 10'8"
- Dining Room 17'5" x 14'7"
- Kitchen/Breakfast Room 12'8" x 12'5"
- Utility Room 11'5" x 8'0"
- Study 12'9" x 12'4"
- Inner Hall 12'1" x 6'9"
- Integral Garage 16'7" x 12'7"
- Workshop 11'5" x 3'9"
- Master Bedroom 14'7" x 14'3"
- En-Suite 6'1" x 2'10"
- Second Bedroom 14'9" x 11'1"
- Third Bedroom 9'9" x 8'4"
- Bathroom 10'0" x 5'1"
- Guest Bedroom 22'7" x 13'7"
- Shower Room 7'4" x 6'7"
- Double Garage 29'9" x 16'3"



Penny Farthing Cottage Harrington Road, Old, NN6 9RJ
 Guide price £550,000

In Brief

Style – Detached Cottage

Reception Rooms – 3

Bedrooms – 4

Bathrooms - 4

Parking – Double garage and gated driveway for several vehicles

Outside – Enclosed, private garden

A rare opportunity has arisen to acquire this beautiful cottage with an impressive footprint offering four bedrooms, family bathroom, two shower rooms, an en-suite shower room to the master bedroom, separate reception rooms, kitchen/breakfast room, utility room, garage and workshop and a further double garage. Versatile in purpose, this charming family home has the potential to be converted to create further accommodation or to be altered to optimise the existing buildings and showcases characterful features throughout to include exposed stone walls, timber beams, original windows and fireplaces. The property is a hidden, historical gem and boasts a secure, enclosed garden which is accessed via double gates.

Where it is...

Restaurants and pubs - The White Horse, Old - within walking distance

Train- Kettering Midland Main Line - 7.1 miles

Schools-
Primary- Walgrave Primary School with Muddy Boots pre-school - 1.3 miles
Broughton Primary School - 4.7 miles

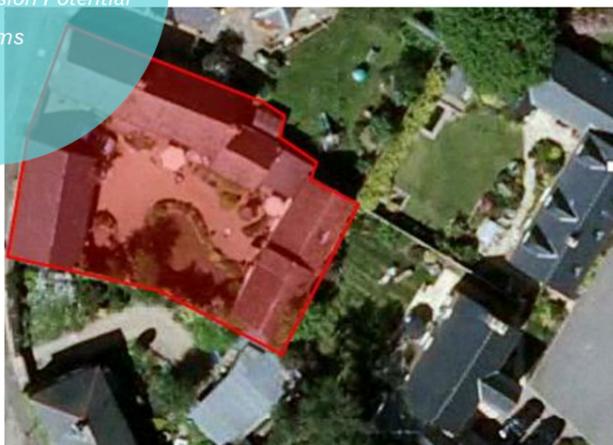
Secondary- Bishop Stopford School- 7.8 miles
Southfield School - 7.8 miles
Moulton Secondary School - 5.2 miles

Private- St Peters School, Kettering - 7.4 miles
Spratton Hall School - 5.7 miles
Pitsford School - 5.9 miles
Maidwell Hall School - 4.1 miles



The Owner's Secret

- Beautiful Cottage In A village Location
- Expansive Layout
- Further Conversion Potential
- Generous Rooms Throughout



Why you'll like it...

A rare opportunity has arisen to acquire this beautiful cottage with an impressive footprint offering four bedrooms, family bathroom, two shower rooms, an en-suite shower room to the master bedroom, separate reception rooms, kitchen/breakfast room, utility room, garage and workshop and a further double garage. Versatile in purpose, this charming family home has the potential to be converted to create further accommodation or to be altered to optimise the existing buildings and showcases characterful features throughout to include exposed stone walls, timber beams, original windows and fireplaces. The property is a hidden, historical gem and boasts a secure, enclosed garden which is accessed via double gates.

Entry to the property is via the porch which opens through into the spacious entrance hall with a door to access the ground floor shower room and an open staircase rises to the first floor. The first of the reception rooms is the dual aspect sitting room which boasts an inglenook fireplace and offers ample room for living furniture. Access through the property flows from the hall, up into the impressive dining room, up into the kitchen/breakfast room, through to the utility room and finally into the study, with an inner hall and staircase rising to the guest bedroom and suite which is situated over the garage and workshop. To conclude, the ground floor offers three reception rooms, a kitchen/breakfast room, utility room, shower room, garage and workshop which was previously used as a dark room, with plumbing and power.

In the main building of the cottage, the first floor gives access to two double bedrooms, a generous master bedroom with en-suite shower room and a family bathroom comprising bath with shower attachment, low level w/c and a pedestal wash hand basin. Situated in the loft space of the study, garage and workshop the guest suite comprises of a bedroom with living space featuring a skylight window and exposed timber frames, a dressing room with inbuilt wardrobe space and a spacious shower room. The headroom is restricted within the bedroom.

Externally, the gardens are surrounded by the cottage buildings and can be accessed via solid double gates creating a highly private and secure outdoor space. The garden is predominantly gravelled with access to drive into the garage and also features a laid to lawn garden, patio area, a wishing well and stocked borders.