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Bell Lane, Byfield, NN11 6US

£300,000 Detached

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feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555
Email Us daventry@jacksongrundy.co.uk





Property Summary

Introducing Berties Cottage, a charming, Grade II, detached cottage nestled in the highly sought-after countryside village of Byfield.

Features & Utilities

- ✓ Thatched Cottage
- ✓ Detached
- ✓ Two Bedrooms
- ✓ Desirable Village Location
- ✓ Stunning Period Features
- ✓ Two Shower Rooms
- ✓ Off Road Parking
- ✓ 18th Century Home
- ✓ Grade II Listed
- ✓ Generous Plot

Property Overview

Introducing Berties Cottage, a charming, Grade II, detached cottage nestled in the highly sought-after countryside village of Byfield. This characterful home, dating back to the 1700's, showcases a picturesque thatched roof and stunning period features, including beams, fireplaces, and exposed stone walls. With a spacious garden overlooking ever more greenery this property effortlessly combines period features and the tranquillity of the countryside. The full accommodation comprises spacious entrance hallway/dining room, lounge, bathroom, kitchen, two first floor bedrooms and shower room. Outside are front and side gardens wrapping round the property. Access is via the driveway with space for two vehicles. EPC Rating: N/a. Council Tax Band: E

ENTRANCE

Via wooden barn style door into dining room

DINING ROOM 2.97m x 3.61m (9'9" x 11'10")

Wood framed single glazed windows to front and rear elevations. Access to kitchen and lounge. Tiled flooring.

KITCHEN 3.80m x 3.12m (12'6" x 10'3")

Wood framed single glazed window to front elevation. A range of base level and wall mounted units. Splash back tiling. Integrated oven, hob and extractor hood. Radiator. Ceramic sink and mixer tap. Access to bathroom and stairs rising to first floor. Tiled flooring.

BATHROOM

Dual aspect single glazed wood framed windows. Suite comprising bath tub, pedestal sink and low level WC. Radiator. Half height tiling to walls. Tiled flooring.

LOUNGE 5.41m x 3.67m (17'9" x 12'0")

Two wood framed single glazed windows to front elevation. Two radiators. Tiled flooring. Wood framed double glazed French doors to rear garden/decking area.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.58m x 4.01m (11'9" x 13'2")

Single glazed wood framed dual aspect windows to rear and side elevations. Radiator.

BEDROOM TWO 3.73m x 2.35m (12'3" x 7'9")

Single glazed wood framed window to front elevation. Radiator.

SHOWER ROOM

Suite comprising corner shower cubicle, wall mounted wash hand basin and low level WC. Wood flooring. Radiator.

OUTSIDE

Driveway for two vehicles. Access to the front of the property. Sizeable plot boarded by a range of shrubs, bushes and trees. Generous lawn space. Two sheds. Brook to the head of the garden. A further sizable garden space that requires some maintenance and a shed.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Parking, Driveway
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

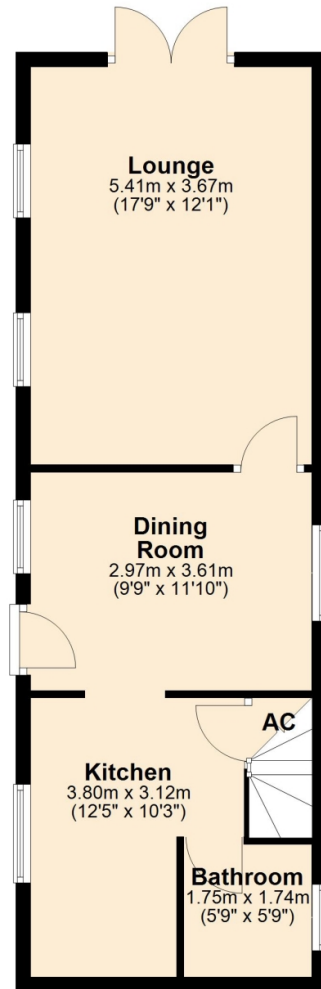
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

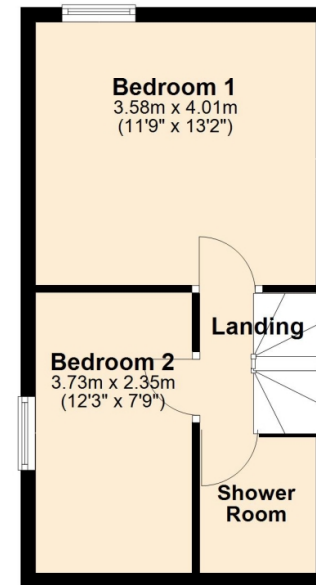
Ground Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



Total area: approx. 75.9 sq. metres (817.3 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152