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High Street, Ravensthorpe, NN6 8EH

£599,000 Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

An individual four bedroom detached village property with adaptable accommodation and beautiful rolling countryside views to the rear. Situated just a short walk from Ravensthorpe reservoir and Coton Manor Gardens, this peaceful village is also within the Guilsborough School Catchment area.

Features & Utilities

- ✓ Detached Property
- ✓ Four Bedrooms
- ✓ Countryside Views
- ✓ Adaptable Accommodation
- ✓ Two Shower Rooms
- ✓ Large Frontage
- ✓ Radiator Heating
- ✓ uPVC Double Glazing
- ✓ No Onward Chain

Property Overview

An individual four bedroom detached village property with adaptable accommodation and beautiful rolling countryside views to the rear. Situated just a short walk from Ravensthorpe reservoir and Coton Manor Gardens, this peaceful village is also within the Guilsborough School Catchment area.

On the ground floor there is a good sized hall with space for furniture, large sitting room with doors leading to the rear garden, study area, kitchen / breakfast room, rear hall and a garden room with double doors and full height windows from where the garden and countryside views beyond can be enjoyed. That leaves two double bedrooms and a shower room allowing ground floor living if required.

On the first floor there are two further double bedrooms with built in wardrobes both with stunning views and a shower room.

Outside, to the front there is a large gravel driveway for several vehicles comfortably in front of and to the side of the property including space for a motorhome. To the rear, there are south facing upper and lower paved seating areas creating superb entertaining spaces that benefit from the lovely views. There is also a lawn and established borders. The former garage has been converted to a room that works well as an office, gym, studio or workshop. It has a vaulted ceiling and beams. Adjoining this is a secure store room.

The property has uPVC double glazing, radiator heating and is offered with no onward chain.

EPC Rating E. Council Tax Band D.

GROUND FLOOR

ENTRANCE HALL

KITCHEN 2.67m x 3.35m (8'9" x 11')

BREAKFAST AREA 2.90m x 3.68m (9'6" x 12'1")

REAR HALL

SITTING ROOM 5.11m x 3.28m (16'9" x 10'9")

STUDY AREA 2.67m x 3.28m (8'9" x 10'9")

GARDEN ROOM 3.10m x 5.56m (10'2" x 18'3")

BEDROOM ONE 4.42m x 3.35m (14'6" x 11')

BEDROOM TWO 4.39m x 3.28m (14'5" x 10'9")

SHOWER ROOM 2.97m x 1.63m (9'9" x 5'4")

FIRST FLOOR LANDING

BEDROOM THREE 4.04m x 3.89m (13'3" x 12'9")

BEDROOM FOUR 4.04m x 3.25m (13'3" x 10'8")

SHOWER ROOM 2.24m x 1.60m (7'4" x 5'3")

OUTSIDE

FRONT GARDEN

REAR GARDEN

OUTBUILDING 6.02m x 2.62m (19'9" x 8'7")

STORE 2.29m x 2.62m (7'6" x 8'7")

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

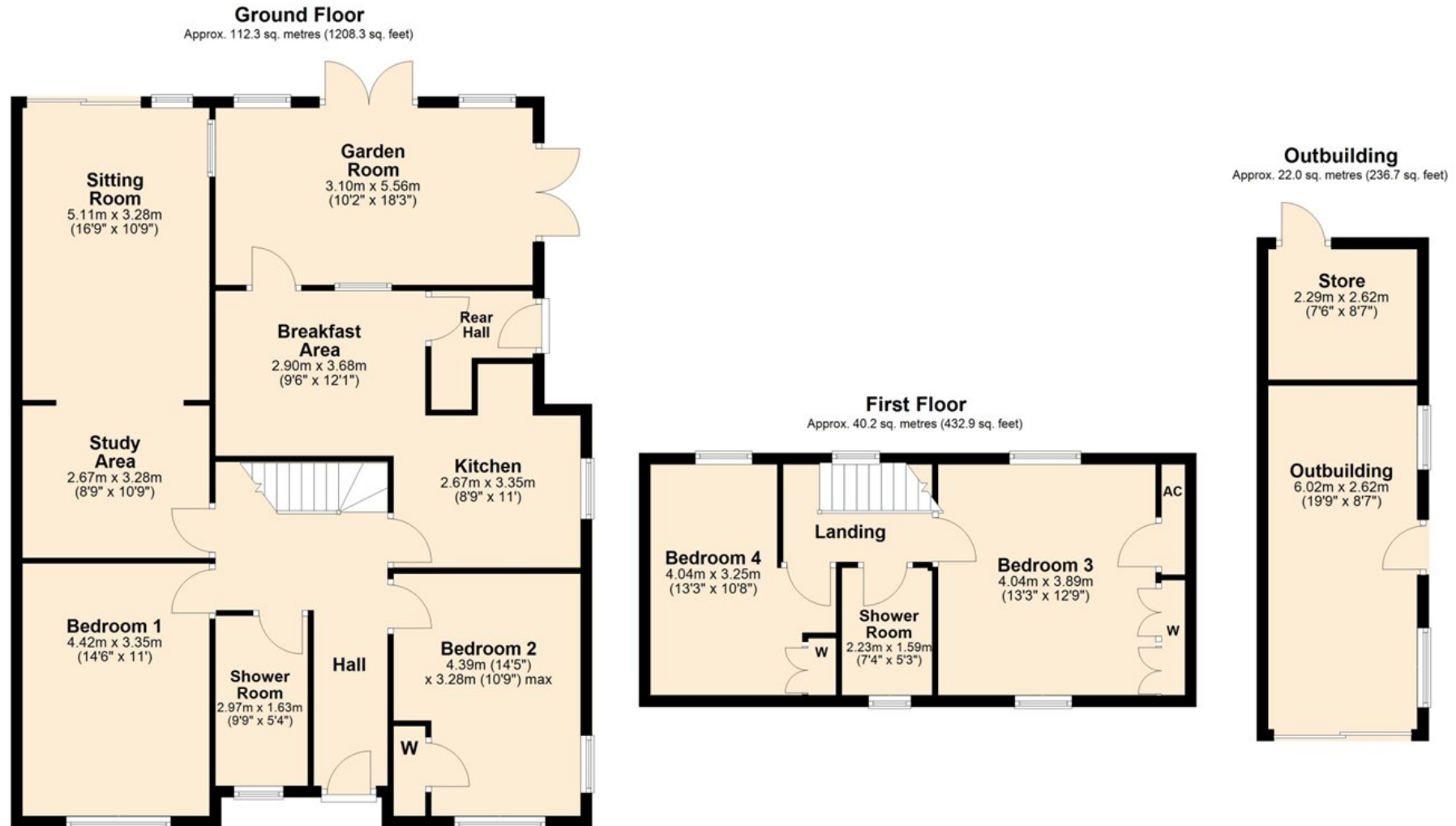
Ground Rent – Ask Agent

Service Charge – Ask Agent
Council Tax – Ask Agent
EPC Rating – E
Electricity Supply – Mains
Gas Supply – No Gas
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Oil Heating
Parking – Ask Agent
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
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



Total area: approx. 174.5 sq. metres (1877.9 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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