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# Stoke Road, Blisworth, NN7 3BZ

£360,000 Cottage

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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

SOUTH NORTANTS VILLAGE. A rare chance has arisen to purchase this classic 'Chocolate Box' grade II listed, stone, cottage offering a great deal of charm and character nicely situated in the rural South Northants village of Blisworth with local amenities.

## Features & Utilities

- ✓ Rural Village Setting in South Northants
- ✓ Character Property
- ✓ Grade II Listed
- ✓ Gas Central Heating
- ✓ Three Bedrooms
- ✓ Pretty Cottage Garden
- ✓ Highly Recommended
- ✓ Newly Thatched Nov 2023

# Property Overview

SOUTH NORTANTS VILLAGE. A rare chance has arisen to purchase this classic 'Chocolate Box' grade II listed, stone, cottage offering a great deal of charm and character nicely situated in the rural South Northants village of Blisworth with local amenities. The property further benefits from a new thatched roof in Nov 2023, gas central heating and a pleasant south-west facing rear garden. Accommodation offers two reception rooms, both featuring inglenook fireplaces and exposed beams and timbers, separate kitchen leading to the utility hall and bathroom beyond and a first floor landing serving three bedrooms. Call now for further details and viewing times. EPC Rating: D Council Tax Band: E

## **DINING ROOM 5.72m x 3.80m (18'9" x 12'6")**

Entrance door. Multi paned window to front elevation with seat under. Feature Inglenook open fireplace with exposed stonework Two radiators. Flagstone flooring. Stairs rising to first floor landing with recessed window to side elevation under.

## **LOUNGE 5.72m x 4.40m (18'9" x 14'5")**

Multi paned window to front elevation with display sill. Multi paned casement doors to garden. Feature Inglenook fireplace with 'Clearview' multi fuel stove and exposed stonework. Solid wood flooring. Two radiators. Ceiling beams.

## **KITCHEN 3.10m x 3.51m (10'2" x 11'6")**

Two windows to rear elevation. Single drainer stainless steel sink unit with mosaic tiling. Radiator. Wall and base units. Space for Range cooker. Space for washing machine and dishwasher. Tiled floor.

## **UTILITY**

Door and window to side elevation. Radiator. Built in cupboards. Continuation of tiled floor. Space for upright fridge/freezer.

## **BATHROOM**

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Suite comprising panelled bath with mixer tap and shower attachment, low level WC and wash hand basin mounted on counter top. Continuation of tiled floor. Extractor fan.

## **FIRST FLOOR LANDING**

Access to loft space.

### **BEDROOM ONE 5.48m x 4.47m (17'12" x 14'8")**

Multi paned windows to front and rear elevations with deep display sill. Two radiators. Access to loft space. Exposed floorboards and stonework.

### **BEDROOM TWO 2.31m x 3.77m (7'7" x 12'4")**

Multi paned window to front elevation with deep display sill. Radiator.

### **BEDROOM THREE 2.04m x 2.25m (6'8" x 7'5")**

Multi paned window to rear elevation. Radiator. Over-stairs bulkhead.

## **OUTSIDE**

### **GARDEN**

A pretty cottage garden which is enclosed with block paved patio and and lawned beyond with borders. Log store. Timber shed. Water tap. Original well with raised stonework to make a feature.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Cottage

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – D

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 – On Street  
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 – Other  
Obligations – Restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

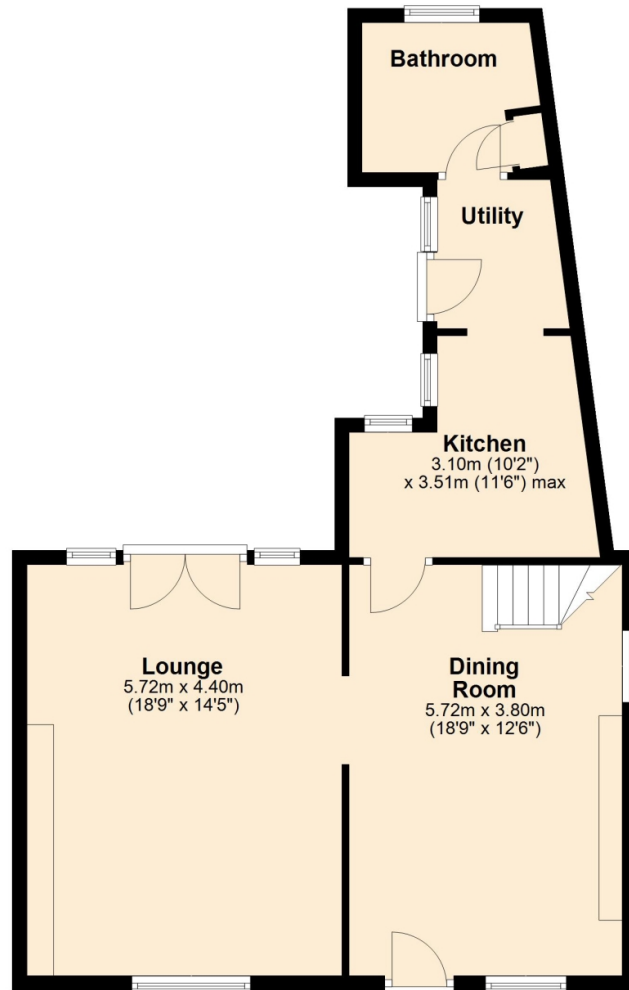
### AGENTS NOTES

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

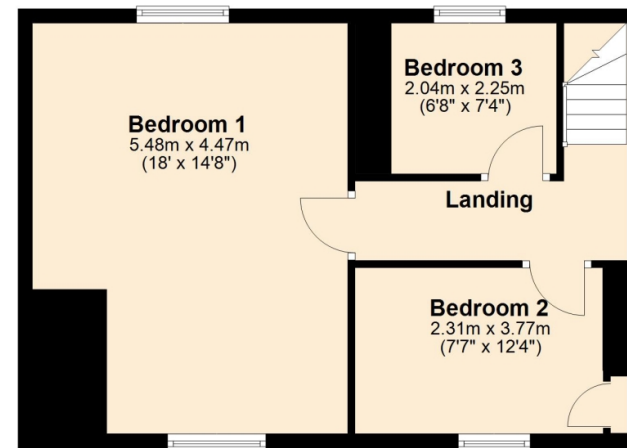
## Ground Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



## First Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



Total area: approx. 112.8 sq. metres (1214.4 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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