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# Upper High Street, Harpole, NN7 4DJ

£599,995 - Offers in Excess of Cottage



Department: Sales

Tenure: Freehold



## Property Summary

Situated in the heart of the ever-popular Northamptonshire village of Harpole, Cedar Cottage is a truly charming and character-filled Grade II listed home that has been thoughtfully and extensively improved by the current owners.

## Features & Utilities

- ✓ Stunning Northamptonshire Stone Cottage
- ✓ Four Double Bedrooms
- ✓ Beautiful Interiors
- ✓ Bursting Character
- ✓ Jackson Stone Kitchen
- ✓ Three Reception Rooms
- ✓ Exceptional Show Gardens
- ✓ En-Suite To Principal Bedroom
- ✓ Popular Village Location
- ✓ Amenities Nearby

# Property Overview

Situated in the heart of the ever-popular Northamptonshire village of Harpole, Cedar Cottage is a truly charming and character-filled Grade II listed home that has been thoughtfully and extensively improved by the current owners.

Upon entering through the striking front door, you're welcomed into the dining hall-a beautiful space that immediately sets the tone with its inglenook fireplace, wood paneling, quarry-tiled floor, fitted dresser housing a fridge and freezer, and a window seat. From here, stairs lead to the first floor, while a door opens into the cosy sitting room, complete with a log-burning stove and further window seating.

To the other side of the dining hall is the spectacular bespoke kitchen, designed and fitted by Jackson Stone. It features in-frame cabinetry, open shelving, a vaulted ceiling with exposed beams, and oak French doors that lead out to a sunny courtyard-perfect for morning coffee or al fresco dining.

The ground floor continues with a practical utility room (with plumbing for white goods), a downstairs shower room, and access to the garden room-a wonderful addition blending modern comfort with period charm. With underfloor heating, wood panelling, exposed beams, and oak French doors opening to the garden, it's an ideal space for relaxing year-round.

Upstairs, the principal bedroom offers beautiful wooden flooring, fitted wardrobe, window seats, and a modern en-suite shower room. The second bedroom is a generous double room with wooden floors, fitted wardrobes, and a window seat. Located off the landing is the family bathroom. On the second floor are two further double bedrooms, both with skylights and fitted wardrobes, perfect for family, guests, or home office space.

The front garden is enclosed by a stone wall and accessed via wooden driveway and pedestrian gates, leading to a cobbled driveway with raised beds, a mature spruce tree, and a former well. A side gate leads to the rear garden, beginning with a gravelled courtyard and storage area, and opening into a stunning landscaped show garden.

This exceptional outdoor space features decked, paved, and tiled entertaining areas, mature planting, and a lawned section with meandering gravel paths. At the garden's end sits The Burrow-a cosy summerhouse complete with power, light and internet connection, ideal for quiet retreats or creative pursuits.

A rare opportunity to acquire a truly special home blending period features with modern craftsmanship, in one of Northamptonshire's most desirable

village locations.

EPC: Exempt (Grade II Listed) Council Tax Band: E

GROUND FLOOR

DINING HALL

SITTING ROOM

KITCHEN

UTILITY ROOM

SHOWER ROOM

GARDEN ROOM

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM (EN-SUITE)

BEDROOM TWO

BATHROOM

SECOND FLOOR

TWO BEDROOMS

## OUTSIDE

### FRONT GARDEN

### REAR GARDEN

## MATERIAL INFORMATION

Type – Cottage

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 – 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

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# Floorplan





## 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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