JACKSON GRUNDY ESTATE AGENTS

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Wellingborough Road, Abington, NN3 3JB

£450,000 End of Terrace

4 1 2







Google 4.8 ★★★★★ Customer Reviews

Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Abington
343 Wellingborough Road, Abington, Northampton, NN1 4ER

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Property Summary

Ecton Cottage is an impressive four bedroom, three storey Victorian property, occupying an exceptionally large plot. The property benefits from planning permission already granted for a substantial extension, together with further scope, subject to the necessary planning consents, to explore additional development opportunities within the grounds.

The property is approached via a private front garden, leading into a welcoming entrance hall. The ground floor comprises a useful WC, stairs rising to the first floor and access into the beautifully modernised open plan kitchen/dining room. Completing the ground floor accommodation is a separate and well proportioned living room, accessed directly from the kitchen/diner.

The first floor offers a spacious landing, currently providing excellent flexibility, with two generous double bedrooms, a four piece family bathroom and a separate WC.

The second floor provides a further landing area, currently utilised as a playroom/office, along with two additional bedrooms. The larger of the two bedrooms benefits from a walk in wardrobe, providing excellent storage.

Externally, the property really comes into its own. A private patio area provides access to a range of outbuildings, including a bar, creating an ideal space for entertaining. Beyond this is an exceptionally large rear plot, driveway parking is accessed via an electric gate, providing parking for approximately 10 vehicles.

A bridge crosses a pond, which is ready to be filled, leading onto the extensive lawned area and providing access to a large workshop. The scale and versatility of the plot offer considerable potential for a variety of uses, subject to the relevant permissions.

The current owners have undertaken a comprehensive overhaul of the property, creating a stylish and versatile family home while retaining the character associated with its Victorian origins.

Planning permission has also been granted for a substantial extension, with full details available via the West Northamptonshire planning portal under application 2025/3623/FULL.

In addition, there is further scope, subject to planning permission, to potentially subdivide the title and explore further development opportunities within the extensive grounds. This combination of a substantial period home, significant outdoor space, existing planning permission and future development potential makes Ecton Cottage a particularly rare and exciting proposition.

EPC Rating: D. Council Tax Band: D.







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Floorplan



Agents Notes

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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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