



£375,000 | Freehold

Main Street, Barnwell, Northamptonshire, PE8 5PS





Key Features & Description

- No Forward Chain
- Off-Road Parking for 3 Cars
- Village Location
- New Thatch
- Log Burner
- Grade II Listed
- Council Tax Band C
- New Replacement Conservatory Fitted January 2026
- Large Front and Rear Garden
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A charming two-bedroom end of terrace thatched cottage, peacefully set back on a quiet lane in the picturesque village of Barnwell. The combed wheat reed thatch was fully replaced in October 2022, with a lifespan of 30 years. Upon entering, you are welcomed into the living room, which is full of character and features a brick fireplace with log burner as its focal point, quarry tiled flooring, an exposed stone wall and exposed beams. The owners have also created a full bar (which is moveable), making this a fantastic space for entertaining and relaxing. A window overlooks the beautiful front garden. The living room leads through to the spacious and bright kitchen, which features solid worktops, tiled flooring, an exposed stone wall and tiled splashback. From here, you enter the large conservatory which was installed in January 2026 and has a ten-year warranty, offering stunning views across the gardens and the countryside beyond. There is ample space for a large dining table, while French doors open directly onto the rear garden. The ground floor is completed by a convenient cloakroom. Upstairs, the spacious and bright landing benefits from a window overlooking the front of the property. There are two double bedrooms, with the principal bedroom enjoying lovely views over the surrounding countryside. A family bathroom completes the first floor. Outside, the large, south-west facing rear garden has been beautifully landscaped. There is a generous patio area, a wooden veranda and well-established planted borders, creating a peaceful setting in which to sit, relax and enjoy the surrounding countryside. A brick-built outbuilding provides useful storage. The front garden is equally attractive, with a seating area and large lawn, adding to the cottage's charming approach. A gravel driveway provides parking for up to three cars.

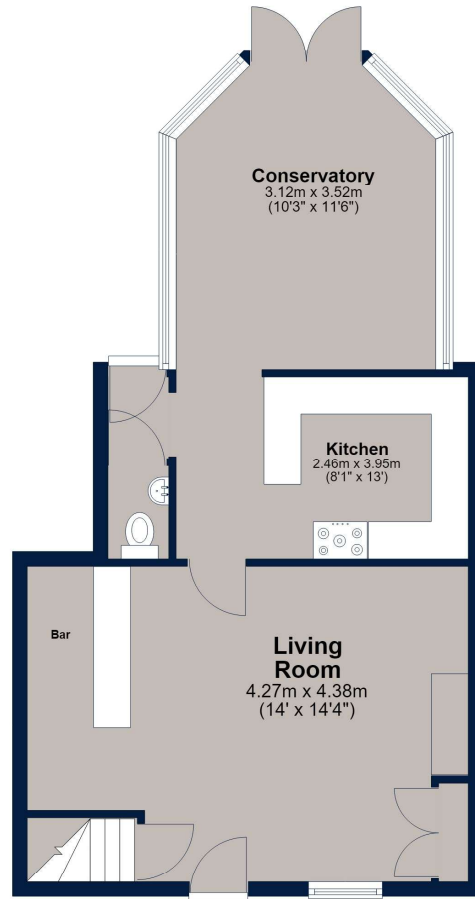
Beautifully presented throughout, the property retains character features, complemented by solid oak doors. The cottage has been well maintained by the current owners and benefits from a recently renewed thatched roof and secondary double glazing.

Offered with no forward chain.



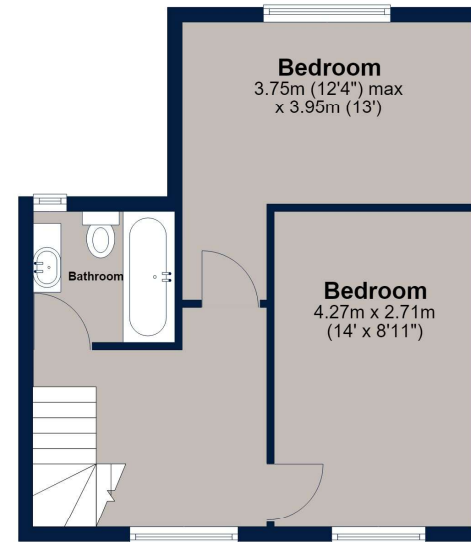
Ground Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 87.9 sq. metres (945.6 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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Important Notice

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