



OIRO £750,000 | Freehold

High Street, Brigstock, Northamptonshire, NN14 3HA





Key Features & Description

- New Collyweston Roof
- New Windows and Doors
- Off-Road Parking for 6-9 Cars
- No Forward Chain
- Large, South-West Facing Garden
- Renovated To a High Specification
- Modernisation Programme Completed in 2021/2022
- Grade II Listed
- Over 1800 sq ft of Accommodation (can increase by approx. 1000sqft if approved consent works completed)

A stunningly presented stone period property, renovated throughout to an exceptional standard and finished to a high specification. The property offers a rare opportunity to enjoy a beautifully finished home in its current form, while also providing exciting potential for further enhancement. Planning permission is in place to connect the existing outbuildings to the main property, creating approximately 900–1,000 sq ft of additional ground-floor accommodation. (NE/24/00185/LBC). There is a great deal of care and attention to detail throughout the property, with features including ledge and braced doors, exposed beams and quality flooring. The Collyweston slate roof is another attractive feature, which was restored in 2021. The front door opens into a welcoming entrance hall, with stone flooring extending across the ground floor. From here, the kitchen/dining room lies to the right. This is a lovely, sociable room with a large inglenook fireplace as its focal point, alongside exposed beams, wooden worktops and a Belfast sink. This leads through to the dual-aspect living room, which features a window seat, inglenook fireplace with log burner and French doors to the patio. The first-floor landing leads to two large double bedrooms. Both rooms have built-in wardrobes and windows to two sides. The stunning family bathroom benefits from a generous walk-in shower and a clawfoot roll-top bath, complemented by bronze effect Victorian-style fittings. The second floor provides two further double bedrooms, including the principal bedroom suite. There is a dedicated dressing area with enough space for seating, while the dual-aspect windows bring plenty of natural light into the room. The en-suite shower room has tiled flooring, a matching tiled windowsill and a shower with both rainfall and handheld fittings. Outside, the enclosed courtyard is a particularly private part of the property and a real sun trap, providing a lovely setting for outdoor dining. From here, steps lead down into the main garden.



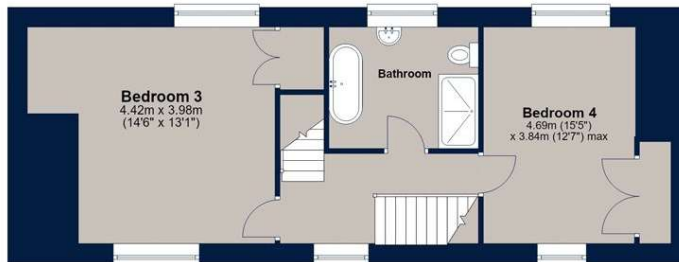
The large rear garden is south-west facing and includes established fruit trees, a large lawn, a further patio and several outbuildings. The lower part of the garden was previously used as an allotment and could readily be put back to this use.



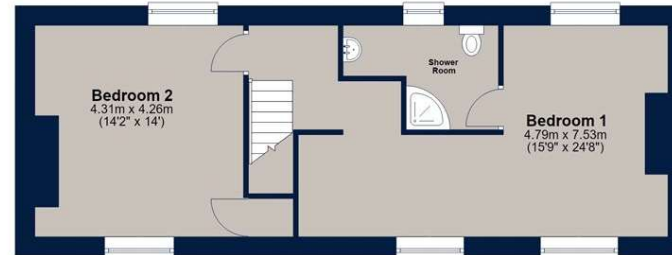
Ground Floor
Main area: approx. 58.4 sq. metres (629.0 sq. feet)
Plus outbuildings: approx. 25.2 sq. metres (271.5 sq. feet)



First Floor
Approx. 56.8 sq. metres (611.2 sq. feet)



Second Floor
Approx. 55.7 sq. metres (599.9 sq. feet)



Main area: Approx. 171.0 sq. metres (1840.2 sq. feet)
Plus outbuildings: approx. 25.2 sq. metres (271.5 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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