



THE COTTAGE

PIPEWELL, NORTHAMPTONSHIRE



KING WEST



KING WEST

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Land & Estate Agents • Commercial • Town Planning & Development Consultants

Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts

A beautifully presented three-bedroom detached stone cottage, full of character and original features, located in the sought-after village of Pipewell.

The Cottage

Pipewell, Northamptonshire, NN14 IQZ

Market Harborough 7.7 miles (HST to London St Pancras)

Kettering 6.3 miles (HST to London St Pancras)

Leicester 22.8 miles (London St Pancras)

(All distances approximate)

- Detached Stone Characterful Cottage set within Idyllic Location
- Picturesque views
- Spacious Reception Hall
- Characterful Sitting/Dining Room with Open Fireplace
- Additional Playroom, Snug/Office opening onto the garden (ideal for remote working)
- Utility Room/Cloakroom
- Stylish Country Kitchen
- Three Double Bedrooms, Two Shower/Bathrooms
- Sweeping Gravelled Driveway with Ample Parking
- Detached Garage
- Wrap Around Gardens with Entertaining Terrace

A charming and characterful three-bedroom detached stone cottage, beautifully presented with a wealth of retained period features throughout.

Situation

The picturesque hamlet of Pipewell is surrounded by some of Northamptonshire's most attractive open countryside, approximately 5 miles from Kettering and just over 7 miles from Market Harborough, both of which have mainline rail services to London St Pancras. The A14 is within easy reach linking the A1 to the M1. Pipewell is well placed for a variety of nearby schooling including preparatory at St Peter's School and Spratton Hall and public schools at Oakham, Uppingham, Stamford and Oundle. Market Harborough provides comprehensive shopping, entertainment and cultural facilities.

A range of sporting and recreational pursuits are available in the area, with watersports including sailing and fishing together with various scenic walks at Rutland Water and at Pitsford Reservoir. Fishing is also available at nearby Rushton Lake and racing at Towcester, Leicester and Huntingdon.

The Property

A charming and characterful three-bedroom detached stone cottage, beautifully presented with a wealth of retained period features throughout including ledge and brace doors, open fires, attractive views whilst with a modern edge which creates a unique country home.

The property is accessed through a glazed door into an entrance porch leading through to the welcoming reception hallway which provides access to all of the rooms and guest cloakroom. The heart of the home is the country-style kitchen which is fitted with a range of units and drawers complemented by an electric AGA and various integral appliances. There is a well-proportioned sitting/dining room with an attractive open fireplace, a cosy snug and a versatile playroom, ideal for family living. A utility/cloakroom is closeby to the rear entrance for added practicality.

To the first floor, are three excellent sized double bedrooms, all with lovely views. The principal bedroom has a wonderful aspect over the rear garden and to open countryside beyond. There is a well-appointed bathroom and separate shower room, catering comfortably to family life or guests.

Outside

The very private gardens wrap around the property, and are beautifully presented with a large lawn, mature high hedging to the perimeter and a good-sized paved terrace easily accessible from the reception rooms which provide a perfect spot to enjoy the tranquil setting. There is plenty of space for storage and access to the garage and car port area.

The Cottage offers an attractive sweeping gravelled driveway flanked by well-tended lawns with parking for multiple vehicles with a carport area leading to a good-sized garage.



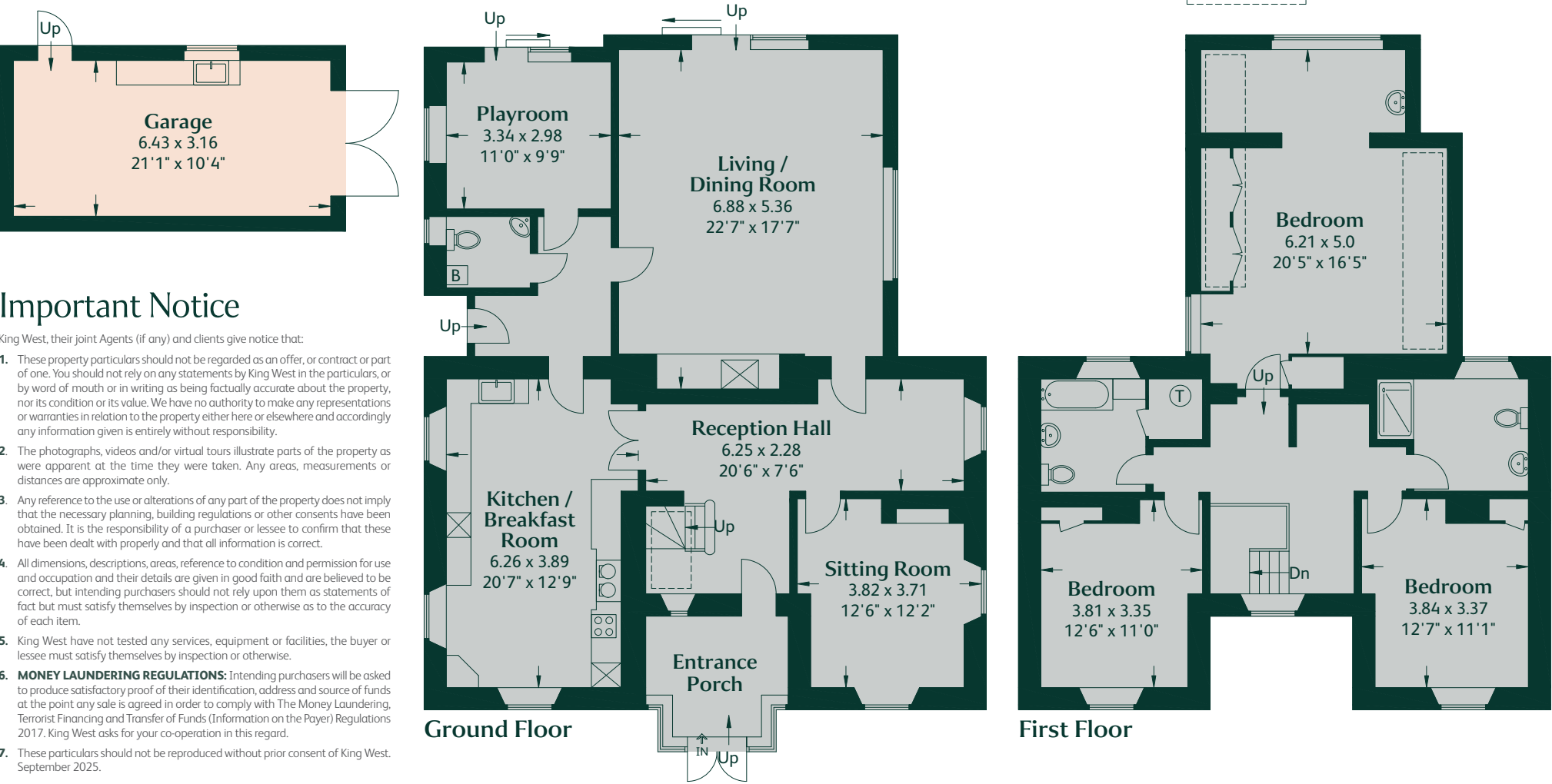






Floorplans

Approximate Gross Internal Area = 211.04 sq m / 2271.61 sq ft
Garage Area = 20.32 sq m / 218.72 sq ft
Total Area = 231.36 sq m / 2490.33 sq ft





General Remarks

Viewing

The property may only be inspected by prior arrangement through King West.
Tel: 01858 435970.

Council Tax Band

Council Tax Band - F

Services

None of the services have been tested by the agents.

Local Authority

North Northamptonshire Council

EPC Rating

E







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