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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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York Cottage 4 Manor Road, Pitsford, Northampton, NN6 9AR

# York Cottage 4 Manor Road, Pitsford, Northampton, NN6 9AR

A beautifully presented stone and thatch cottage situated on a quiet road in the heart of the popular Northants village of Pitsford. The property has been fully refurbished and remodelled by the current vendors to an extremely high standard. The accommodation comprises entrance porch, cloakroom/utility room, open plan lounge/diner with multi fuel log burner, study, kitchen with Smeg cooker and built in appliances, and underfloor heating to the downstairs. To the first floor there are two double bedrooms and a four piece family bathroom. Outside there is a block paved driveway giving off road parking for two vehicles and the landscaped garden is mainly laid to lawn with a raised decked seating area and enjoys a sunny aspect and privacy.

**Price £399,950 Freehold**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

7'2 x 5'1

Wooden and UPVC double glazed construction with glass roof, tiled flooring, exposed stone walling, wall lights, coat hanging cupboard and sit down shoe storage. Door leading to:-

#### KITCHEN

12'1 x 7'8

A refitted range of base and eye level units with Quartz worktops and splashbacks, single sink and drainer with mixer tap, breakfast bar, Smeg cooker with induction hob, extractor, built in fridge/freezer, dishwasher, gas wall mounted combination boiler housing cupboard, tiled underfloor heating, spotlights and an archway opening to the dining area and modern lighting. A door to:-



#### LOUNGE/DINER

22'5 x 21'0 maximum

This lovely open plan L shaped room has tiled underfloor heating, multi fuel log burner with slate hearth, brick surround and wooden mantle, UPVC double glazed windows to the front and side elevations, original beams, modern lighting, feature fireplace, space for table, shelving, bespoke wooden staircase to the first floor with exposed stone wall and an archway leading to:-



#### DINING AREA



#### STUDY

UPVC double glazed window to the side, shelving and desk.



#### CLOAKROOM/UTILITY ROOM

8'3 x 4'9

Suite comprises WC, butler sink with mixer tap in vanity unit with storage below, modern worktops and original beams.

#### FIRST FLOOR

##### LANDING

Loft access with pull down ladder and doors leading to:-

##### BEDROOM ONE

13'5 x 10'1

UPVC double glazed window to front with window seat, modern old school style radiator, built in bespoke wardrobes and drawers and original exposed beams.



##### BEDROOM TWO

13'0 x 10'9

UPVC double glazed window to the side, modern old school style radiator, built in bespoke wardrobes and drawers and exposed beams.



#### BATHROOM

13'4 x 8'5

Suite comprising WC, deep fill bath with water fall tap and hand held shower attachment, wash hand basin in vanity unit with storage below, sensor lighting, walk in shower with soak away floor and rain head shower, tiled splashbacks, extractor, modern chrome wall mounted towel radiator and UPVC double glazed window to the side.



#### OUTSIDE

#### REAR GARDEN

There is a block paved driveway giving off road parking for two/three vehicles. The landscaped rear garden is mainly laid to lawn with a private raised decked seating area, raised stone flower beds, there is a bin and log store, large shed, modern outside sensor lighting, enclosed by stone walling and wood panel fencing and enjoys a sunny aspect and privacy.



#### SERVICES

Main drainage, gas, water and electricity are connected.



#### COUNCIL TAX

West Northamptonshire Council - Band E

#### LOCAL AMENITIES

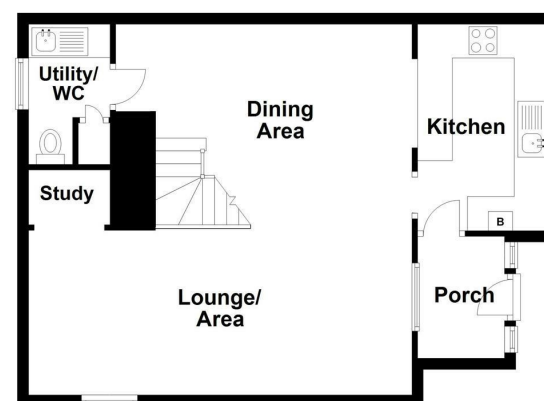
Pitsford is a very popular village lying to the north of Northampton close to Pitsford Reservoir with its excellent trout fishing and sailing facilities. Other leisure facilities in the area include golf at Church Brampton and Harlestone and flying from Sywell Aerodrome. The village has a church and public house and is home to the independent Northamptonshire Grammar School. Northampton is only five miles from Pitsford, but there is good local shopping in Kingsthorpe about three miles away.

#### HOW TO GET THERE

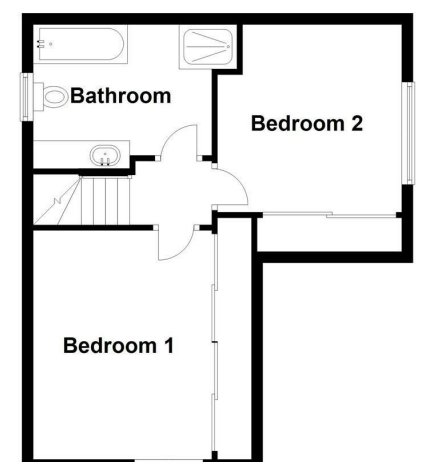
From Northampton proceed in a northerly direction along the A508 Market Harborough Road passing the village of Boughton and onto Pitsford. Turn right where signposted to the village along High Street passing the Griffin public house on the right hand side. Continue to the next junction and bear right onto Moulton Road and then first left into Manor Road where the property can be found on the left hand side.

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#### Ground Floor



#### First Floor



Not to scale. For illustrative purposes only