

GREENER **Country** HOUSES & COTTAGES

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 230222 F: 01604 232627

[www.richardgreener.co.uk](http://www.richardgreener.co.uk)



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



49 Church Street, Cogenhoe, Northampton, Northamptonshire, NN7 1ES



# 49 Church Street, Cogenhoe, Northampton, Northamptonshire, NN7 1LS

A delightful plot overlooking open fields with the accommodation extending to approximately 2,000 square feet offering four bedrooms over three floors with a modern double storey brick built extension offering further accommodation and a kitchen which opens up to the rear garden. The accommodation comprises entrance, dining hall, lounge, kitchen, utility room, WC, two bedrooms a dressing room, family bathroom and ensuite accessed via separate staircases on the first floor with a further two bedrooms to the second floor. The property benefits from a newly converted brick outbuilding offering the potential for a work from home office or an annex. Outside the property is surrounded by mature gardens, presented on a substantial plot overlooking fields to the rear. The property comes to the market with a wealth of character features and further potential to improve.

## ACCOMODATION

### GROUND FLOOR

#### DINING HALL

16'07 x 14'00

Enter via a solid wood front door there is an attractive inglenook fireplace housing a multi fuel burner with quirky features with a window to the side elevation and window seat below. This room benefits from an original quarry tiled floor with stairs rising to the first floor. This room opens up to:-



#### LOUNGE

13'05 x 13'03

A three casement window to the front elevation and a window to the side elevation, this room continues the wealth of features with a open fireplace, exposed beams and an attractive window seat with TV point connected.



#### CELLAR

12'10 x 11'11

Accessed via the dining hall and is suitable for storage.

#### HALLWAY

7'04 x 5'08

Leading on from the dining hall there are stairs rising to the first floor and doors leading to:-

#### WC

3'09 x 3'03

Suite comprising WC and wash hand basin.

#### KITCHEN

13'00 x 12'10

Forming part of a two-storey extension, there is a range of floor and wall-mounted cabinets with oak worktops, tiled splashbacks, integrated ceramic sink and drainer overlooking a three casement window to the side elevation, a fully tiled floor and there are patio doors leading to the rear garden. The kitchen houses an integrated dishwasher, four place gas hob with extractor above and oven below and benefits from an exposed stone wall.

### FIRST FLOOR

#### LANDING

With stairs rising to the second floor and doors leading to storage with a further door to:-

#### BEDROOM ONE

12'10 x 11'04

Also forming part of the rear extension with a separate staircase leading from the hallway there is space for a double bed and integrated wardrobes. This room also benefits from a lovely view overlooking the rear garden through the window to the rear elevation.



#### SHOWER ROOM

8'09 x 4'09

Suite comprising a shower cubicle, WC and hand wash basin with a Velux window above.



#### BEDROOM TWO

15'05 x 10'05

Windows to the front and side elevations, there is space for a double bed and attractive features, including window seats and a corner fireplace.



#### DRESSING AREA

7'03 x 6'11

With a window to the side elevation there is an integrated dressing table with integrated wardrobes, carpet fitted and a door leading to:-

#### BATHROOM

12'10 x 7'01 to maximum

Suite comprising WC, wash hand basin with vanity below, double corner shower cubicle with tiled walls and a bath with half tiled walls.



### SECOND FLOOR

#### BEDROOM THREE

15'05 x 10'05

With a window to the front gable and a Velux window to the front elevation there is space for a double bed with carpet fitted and integrated wardrobes. This room benefits from exposed beams and has restricted headroom.



#### BEDROOM FOUR

10'07 x 10'02

With a window to the rear gable and a Velux window to the front elevation there is space for a double bed with carpet fitted and eaves storage.

#### OUTSIDE

The property is entered via double gates to the front where there is gravel off road parking for one vehicle and a pathway leads to the rear garden.

#### REAR GARDEN

The rear garden is decorated with a variety of mature shrubs and the plot extends extensively to give plenty of outdoor space with views over open fields, there is a brick built outdoor shed and pedestrian access to a cottage/office.

#### COTTAGE/OFFICE

Newly converted as a work from home office this building can be used as a separate annex or cottage for family members.



#### LOUNGE

13'02 x 11'04

Enter via double doors including a solid steel security door the room benefits from a multi fuel burner with solid oak floors and wood panelling with a further door leading to:-



#### WETROOM

4'09 x 4'05

Suite comprising of shower, WC, wash hand basin and a heated towel rail. The room is fully tiled with a window to the front elevation.

#### KITCHEN AREA

10'08 x 8'06

Windows to the rear and side elevations there is a plumbed sink with oak worktop and integrated storage. This room benefits from spotlights to the ceiling and various double sockets and an oak floor.

#### RECEPTION ROOM

13'03 x 5'05

With a security door from the lounge this room is used for storage.

#### SERVICES

Main drainage, gas, water and electricity are connected. The property is Grade II Listed.

#### COUNCIL TAX

West Northamptonshire Council - Band E

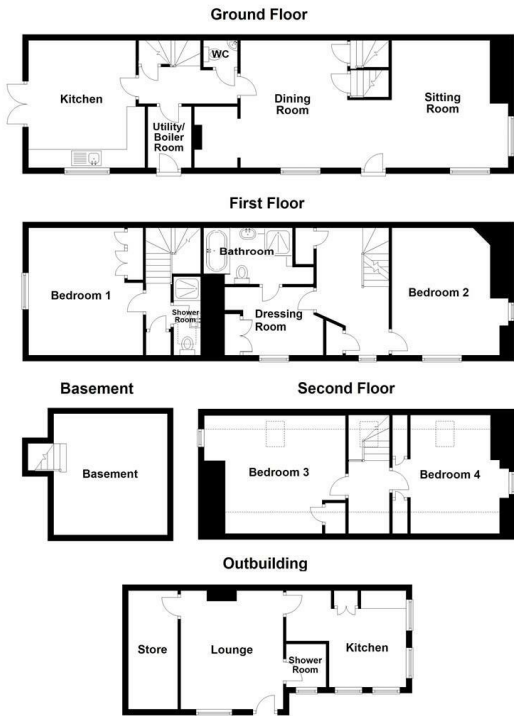
#### LOCAL AMENITIES

Within the village, there are Church of England and Methodist Churches, a Public House, a Post Office, a Newsagents, a General Store, a Village Hall and the Recreation Ground for bowling, cricket and football clubs. Primary education is available at The Cogenhoe Primary School, and secondary education is at The Wollaston School. References to schools should not be taken to mean that the property concerned is within the school catchment, nor that the schools mentioned have places available.

#### HOW TO GET THERE

From Northampton town centre, take the A4208 Bedford Road for approximately two miles, then turn left where it's signposted Little Houghton. Proceed through the village and at the crossroads by the Church, turn left and proceed out of the village. Continue along this road for approximately one mile to the next T-Junction and turn left, then immediately right into the village of Cogenhoe. Follow the road through the village and turn left into Church Street, proceed to the end where the property can be found on the left-hand side opposite the green.

DOING29052025/0054



Not to scale. For illustrative purposes only