



The Old School House, Castle Lane
£355,000 Freehold

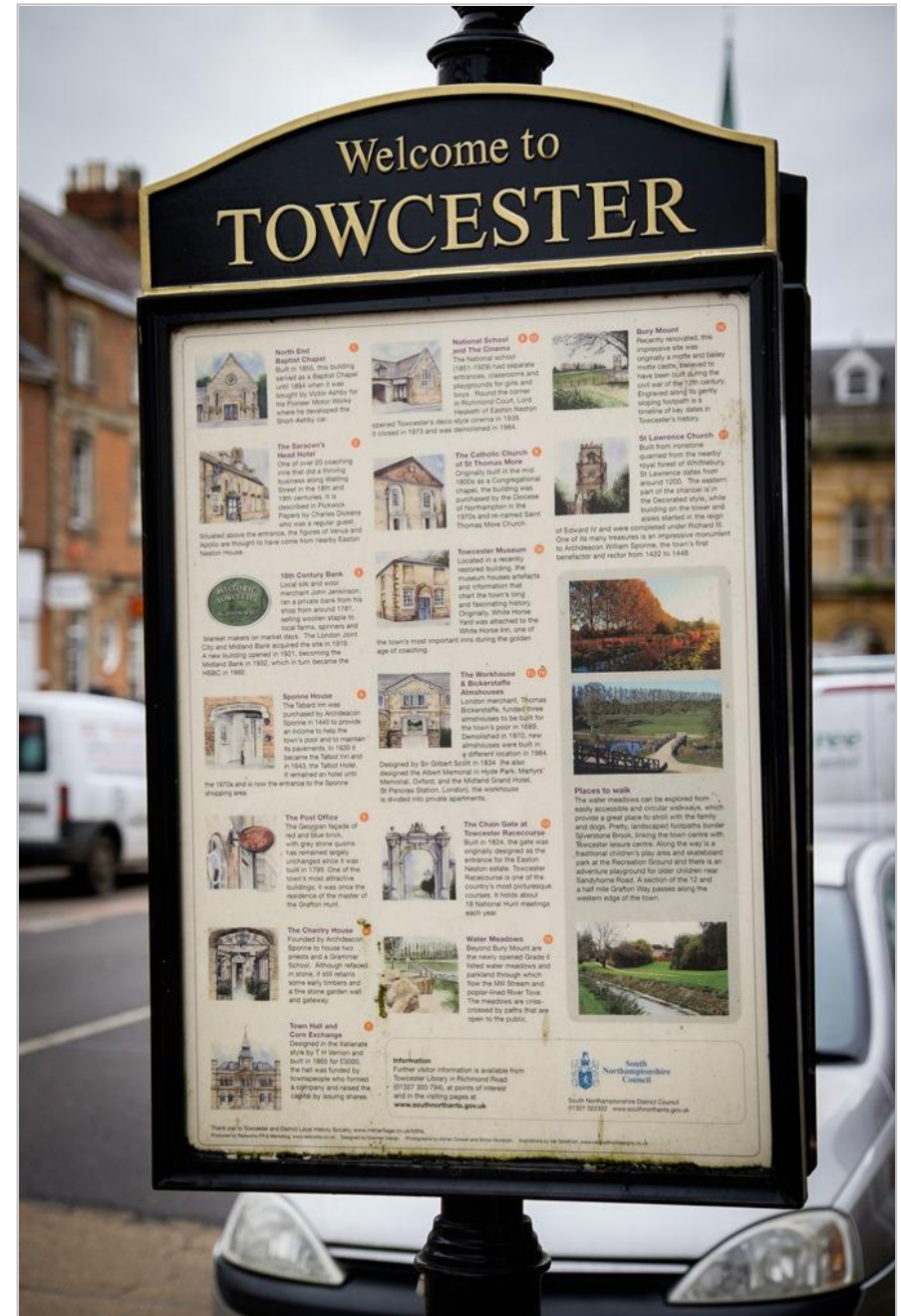


The Old School House, 1 Castle Lane, Towcester, NN12 6FX

A superb former school house conversion, standing close to the centre of town, being part of the Moat Lane development. This individual two bedroom cottage has been extended and restored to a very high standard and features hand-made oak latch internal doors, engineered oak floorboards and a fabulous fully fitted kitchen/dining room with integrated appliances and bi-fold doors to the walled courtyard. Both bedrooms have en-suite facilities and outside is a detached brick barn/outhouse that has been professionally converted to a work from home office or studio.

LOCATION: TOWCESTER is a thriving town centred on the historic Market Square, where there are shopping and other facilities. Towcester is situated on the junction of the A5 Watling Street and the A43 Oxford to Northampton Road. Improvements to the A43 have provided the town with an excellent high speed road link to Northampton, the M1 and the M40. Milton Keynes with its Inter-city rail service (London Euston 40 minutes) is approximately 12 miles to the south. Sporting facilities in the area include a Leisure Centre and horse racing in Towcester, motor racing at Silverstone and golf at Farthingstone, Silverstone and Whittlebury. There are also churches of several denominations in the town.

www.britinfo.net/index_Towcester.htm



HALL: Approached through a part double glazed panelled security door, the hall has stairs to the first landing, a single radiator, recessed spot lights and engineered oak floorboards. There are oak latch doors to the under stairs storage cupboard, kitchen/dining room, cloakroom and:

SITTING ROOM: 12' 2" x 10' 7" (3.71m x 3.23m) This room features a Juliet balcony and a double glazed door and side panels, giving superb views over the Motte & Bailey. There are engineered oak floorboards, a single radiator, a telephone socket, recessed spot lights and two wall lights. Both high and low level TV and HDMI points are provided and there is a double glazed window to the side elevation.





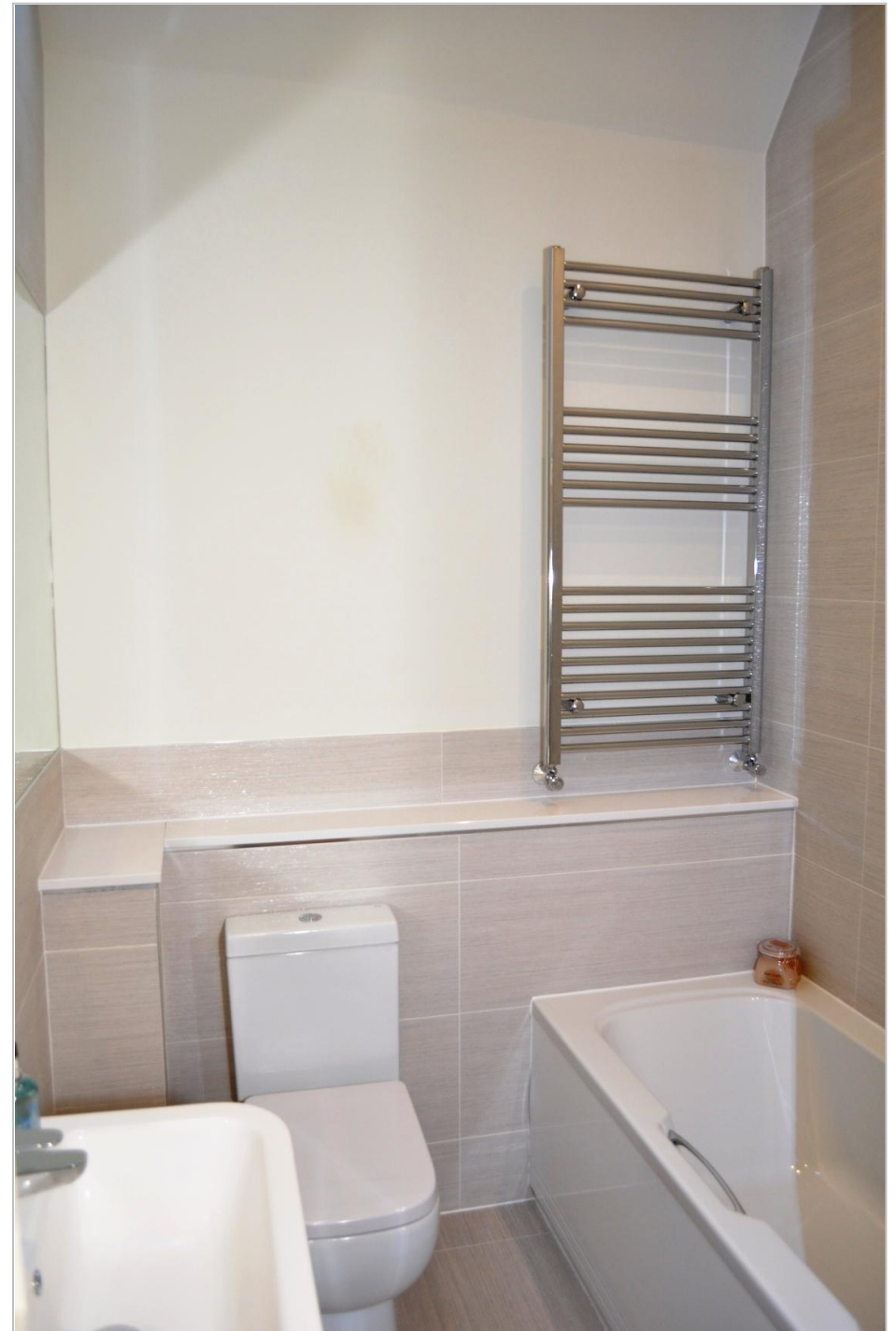
KITCHEN/DINING ROOM: 16' 4" x 9' 9" (4.98m x 2.97m) Fitted in a range of high gloss white base and eye level cabinets with Onyx work surfaces, upstands and splashbacks, incorporating an inset stainless steel sink unit with a swan neck mixer tap over and a cupboard below. There are further base and eye level cupboards with lighting beneath and an inset four place stainless steel gas hob, with an electric oven below and an angled extractor hood over. Further integrated appliances include a fridge/freezer, a dishwasher and washing machine. Double glazed bi-fold doors open to the rear courtyard and there are two radiators, Porcelanosa ceramic floor tiles, ceiling spot lights, a double glazed window to the side elevation and a six seater breakfast table.

CLOAKROOM: Fitted in a contemporary white suite of a low level WC and a wall mounted wash hand basin with a cupboard below. There is a single radiator, an extractor fan, ceiling spot lights, a wall mirror and ceramic tiled floor.

LANDING: Approached from a dog leg staircase, there is a double glazed window to the side elevation, a vaulted ceiling with a double glazed Velux rooflight and spot lights, a single radiator and oak latch doors to all rooms.

BEDROOM ONE: 12' 7" x 9' 8" (3.84m x 2.95m) (minimum) This room has a pitched ceiling with recessed spot lights and an access hatch to the loft. A double glazed window overlooks the rear courtyard and there is a single radiator, a high level TV point, a telephone socket, a cupboard housing the gas fired boiler and a built in wardrobe with shelving. An oak latch door leads to:

EN-SUITE BATH/SHOWER ROOM: 6' x 5' 9" (1.83m x 1.75m) Fitted in a white suite of a panelled bath with a height adjustable shower over and hinged side screen. There is a wall mounted wash hand basin with a drawer below, a low level WC and decorative floor and wall tiling. There is a high pitched ceiling with recessed spot lights, an extractor fan and a double glazed Velux window to the rear. Heating is from a chrome ladder radiator and there is a wall to wall mirror.





BEDROOM TWO: 10' 7" x 8' 11" (3.23m x 2.72m) (minimum) Providing a built in wardrobe with an oak latch door, this room features a Juliet balcony and a double glazed double leaf door giving views over the Motte & Bailey. There is a single radiator, a vaulted ceiling with recessed spot lights, a Velux rooflight window to the side elevation, a telephone socket, three wall lights and a high level TV point.

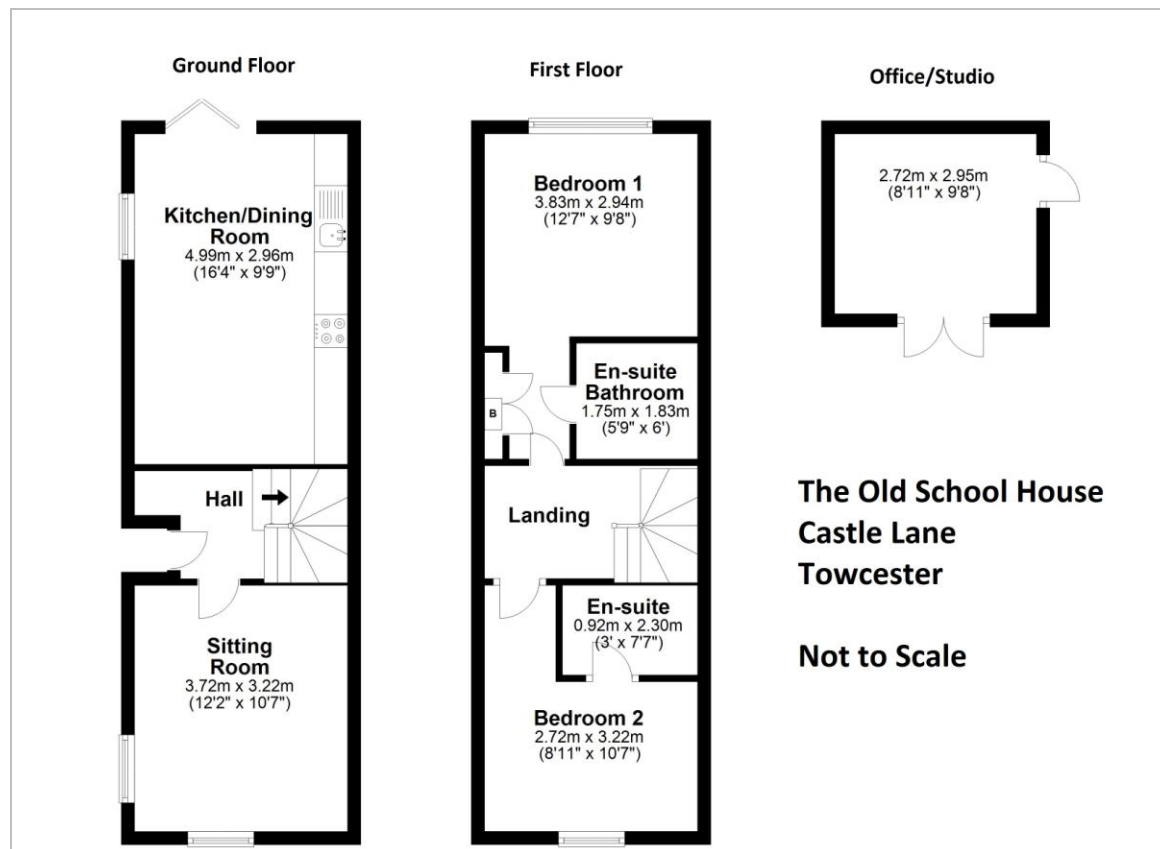
EN SUITE SHOWER: 7' 7" x 3' (2.31m x 0.91m) Fitted in a white suite of a tiled shower cubicle with a feature wall behind, both fixed head and height adjustable showers and a hinged screen door. There is a wall mounted wash hand basin with a drawer below, a low level WC and wall mirror. Heating is from a chrome ladder radiator and there is an extractor fan, recessed spot lights and decorative ceramic tiling.



OUTSIDE FRONT: The property is set back from Moat Lane behind a pathway and paved parking area. The front door with a canopied porch over, is located in Castle Lane.

REAR COURTYARD: Bounded by a high brick wall with an access gate to Castle Lane, the courtyard is part divided into two areas by a low brick wall. The courtyard is paved with a raised border and a gate leads to a pathway adjacent to the office/studio, suitable for storing bins and recycling.

OFFICE/STUDIO: 9' 8" x 8' 11" (2.95m x 2.72m) Professionally converted, the office/studio has double glazed French doors to the courtyard, a further door to the side and a wood effect vinyl floor.



NOTES:

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