



- ❖ Outstanding Detached Cottage
- ❖ With Many period features
- ❖ Three Bedrooms, En-suite to Master
- ❖ Inglenook Fire to the Sitting Room
- ❖ Basement, Cloaks/Shower Room
- ❖ Bespoke Kitchen with Aga
- ❖ Conservatory and Study
- ❖ Driveway & Parking for 5 + Cars
- ❖ Energy rating: E

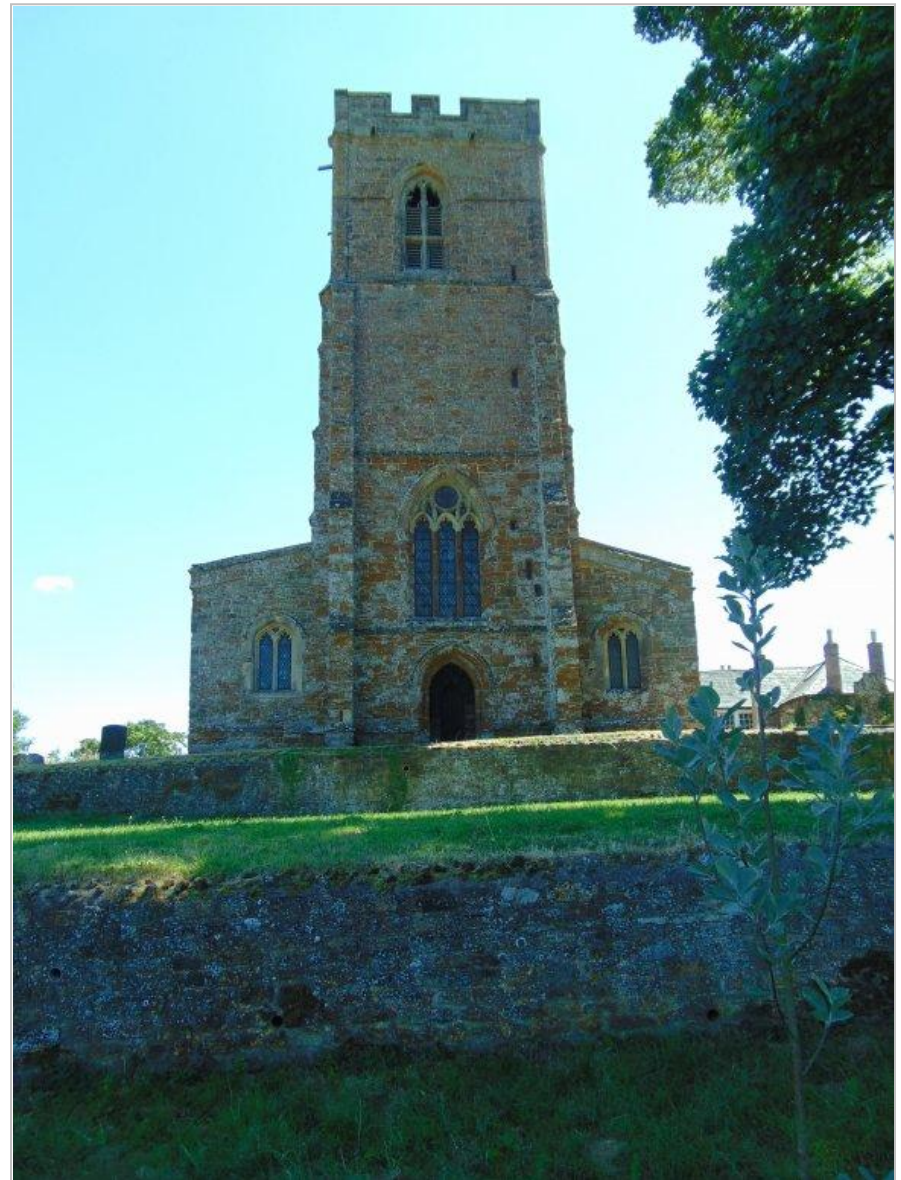
Ivy Cottage, Old Forge Lane, Preston Capes
£660,000 Freehold



Ivy Cottage, Old Forge Lane, Preston Capes, Daventry, NN11 3TD

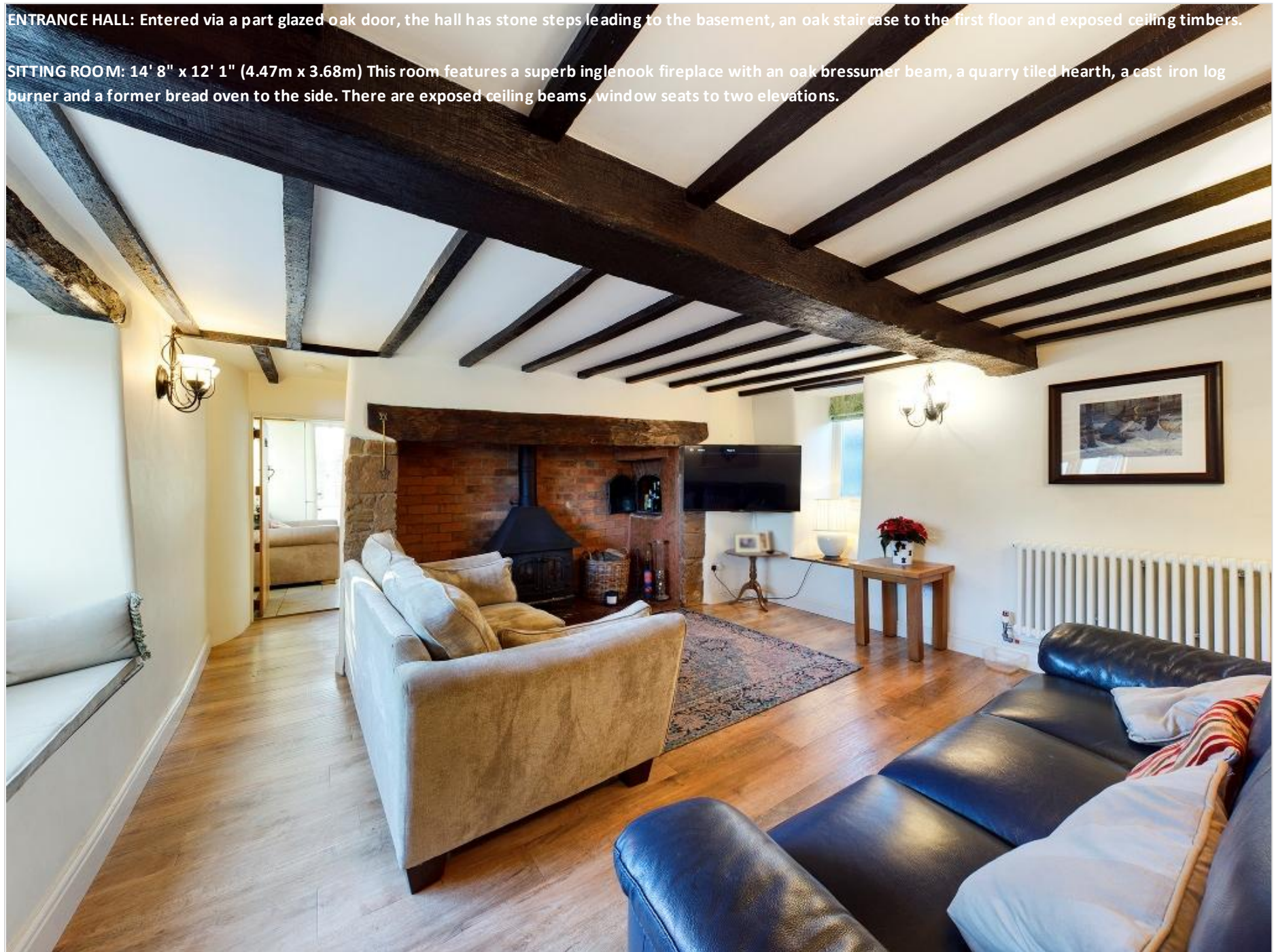
A beautiful three bedroom detached Georgian cottage, dating from 1732 and situated in the heart of this sought-after village. Built predominantly of stone under a triple 'eyebrow' tiled roof, Ivy Cottage has been sympathetically improved and modernised, whilst retaining many character features, including an original fireplace with a bread oven, exposed ceiling and wall timbers and ledged doors. On the ground floor there are two reception rooms, a study, a re-fitted kitchen/breakfast room featuring an electric AGA and a superb conservatory overlooking the rear garden. A basement provides additional storage and a cloaks/shower room. On the first floor are three double bedrooms with a re-fitted en-suite and family bathroom. Outside is off-road parking for 5-6 cars and landscaped gardens backing onto paddocks.

LOCATION: Preston Capes is a small village set in the heart of the South Northamptonshire countryside, equal distance between Daventry and Towcester. There is a beautiful 13th Century church of St Peter and St Paul, and 7 miles away, the towns of Daventry and Towcester, where excellent shopping facilities can be found. Mainline railway stations can be found at Banbury, 14.7 miles, Northampton, 15.1 miles, Long Buckby, 9.7 miles and motorway routes including the M1 junction 16, 10 miles and M40 junction 11, 14 miles.



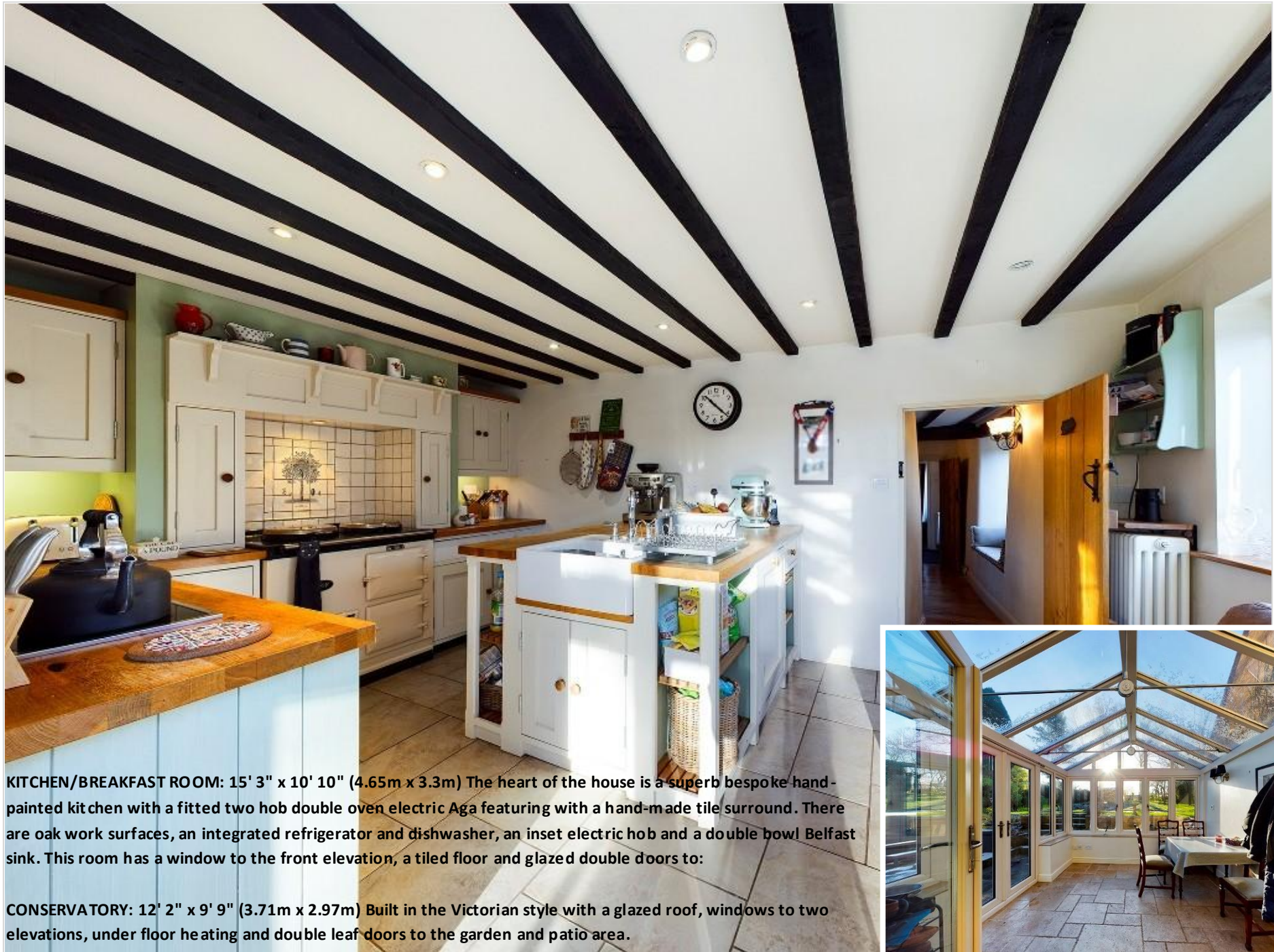
ENTRANCE HALL: Entered via a part glazed oak door, the hall has stone steps leading to the basement, an oak staircase to the first floor and exposed ceiling timbers.

SITTING ROOM: 14' 8" x 12' 1" (4.47m x 3.68m) This room features a superb inglenook fireplace with an oak bressumer beam, a quarry tiled hearth, a cast iron log burner and a former bread oven to the side. There are exposed ceiling beams, window seats to two elevations.



DINING ROOM: 14' 8" x 12' 1" (4.47m x 3.68m) The focal point of the sitting room is the fireplace with inset log burner and windows with window seats to two elevations, there are exposed ceiling timbers and wall light points.





KITCHEN/BREAKFAST ROOM: 15' 3" x 10' 10" (4.65m x 3.3m) The heart of the house is a superb bespoke hand-painted kitchen with a fitted two hob double oven electric Aga featuring with a hand-made tile surround. There are oak work surfaces, an integrated refrigerator and dishwasher, an inset electric hob and a double bowl Belfast sink. This room has a window to the front elevation, a tiled floor and glazed double doors to:

CONSERVATORY: 12' 2" x 9' 9" (3.71m x 2.97m) Built in the Victorian style with a glazed roof, windows to two elevations, under floor heating and double leaf doors to the garden and patio area.

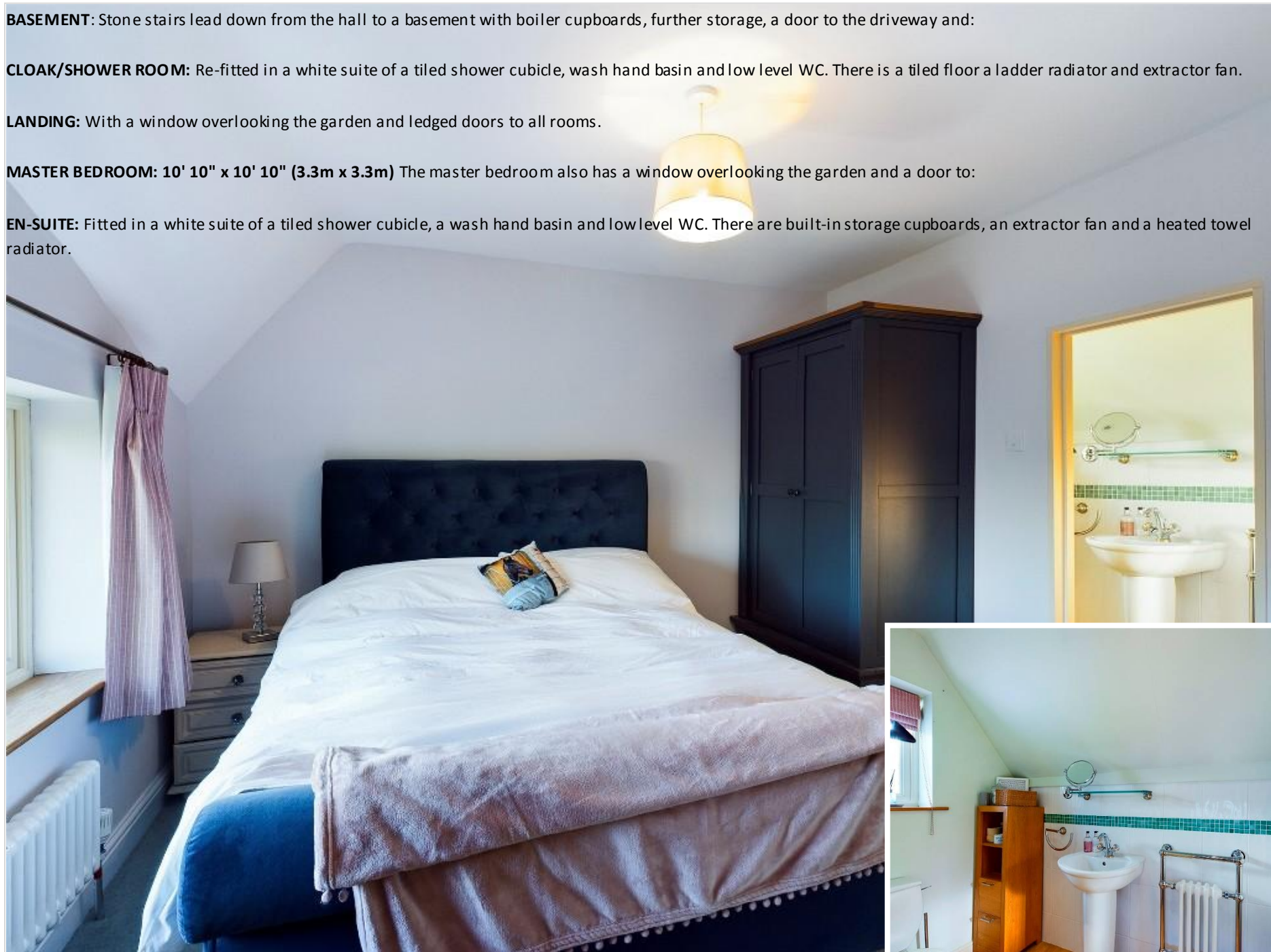
BASEMENT: Stone stairs lead down from the hall to a basement with boiler cupboards, further storage, a door to the driveway and:

CLOAK/SHOWER ROOM: Re-fitted in a white suite of a tiled shower cubicle, wash hand basin and low level WC. There is a tiled floor a ladder radiator and extractor fan.

LANDING: With a window overlooking the garden and ledged doors to all rooms.

MASTER BEDROOM: 10' 10" x 10' 10" (3.3m x 3.3m) The master bedroom also has a window overlooking the garden and a door to:

EN-SUITE: Fitted in a white suite of a tiled shower cubicle, a wash hand basin and low level WC. There are built-in storage cupboards, an extractor fan and a heated towel radiator.



GUEST BEDROOM: 14' 8" x 11' 10" (4.47m x 3.61m) The guest bedroom has a feature fireplace, exposed timbers and window seat overlooking the garden.

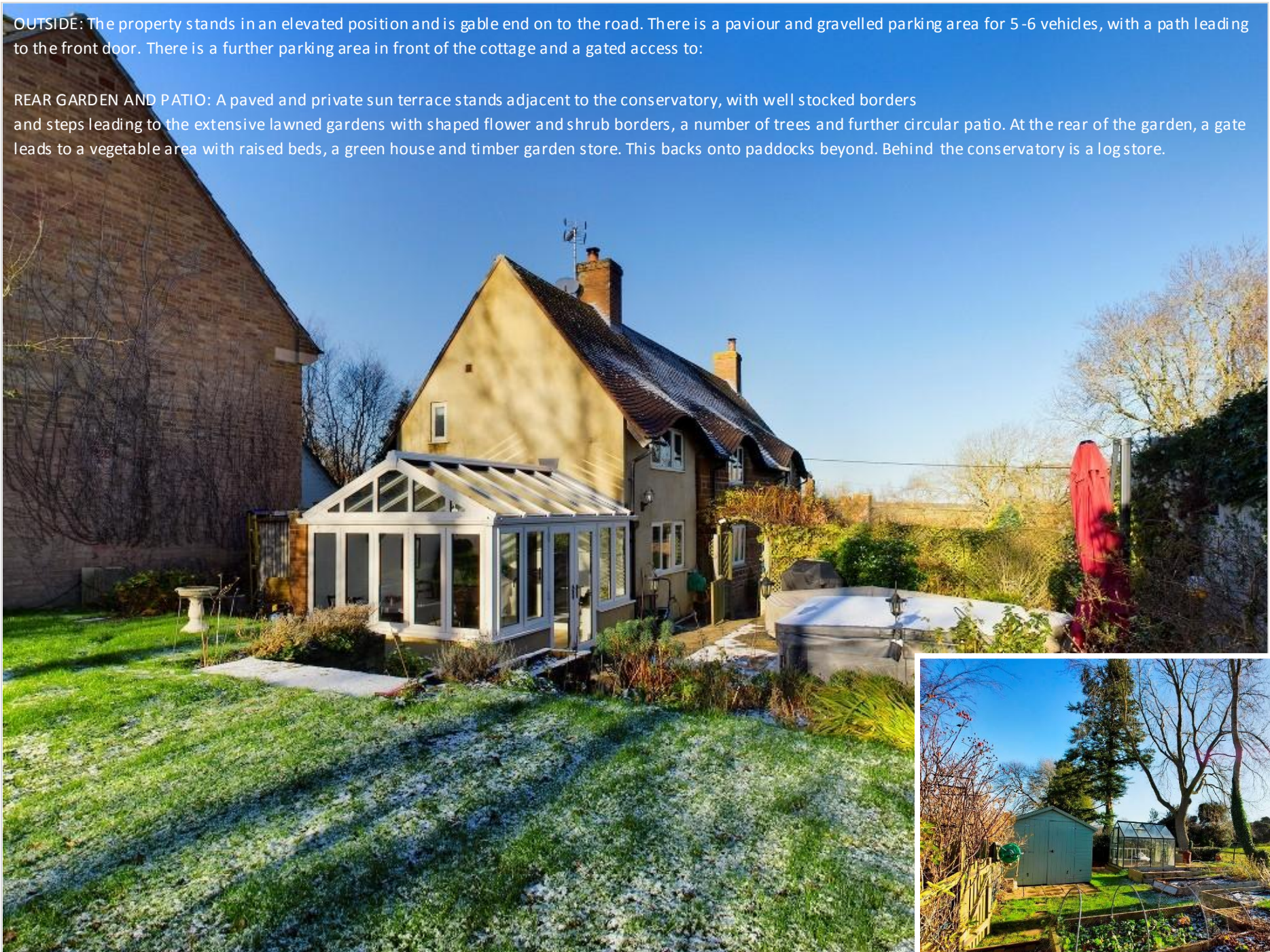
BEDROOM THREE: This is also a double with a window to the rear elevation.

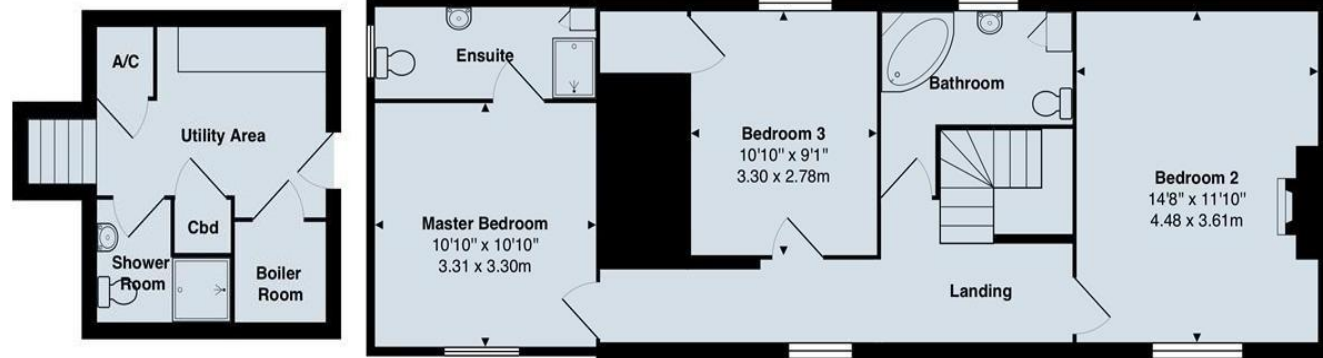
BATHROOM: Re-fitted in a white suite of a corner bath with a shower attachment, a wall hung wash hand basin and low level WC. There are glazed brick tiled splashbacks, a shelved storage cupboard, a towel radiator, a window to the front elevation and a ceramic tiled floor.



OUTSIDE: The property stands in an elevated position and is gable end on to the road. There is a paved and gravelled parking area for 5-6 vehicles, with a path leading to the front door. There is a further parking area in front of the cottage and a gated access to:

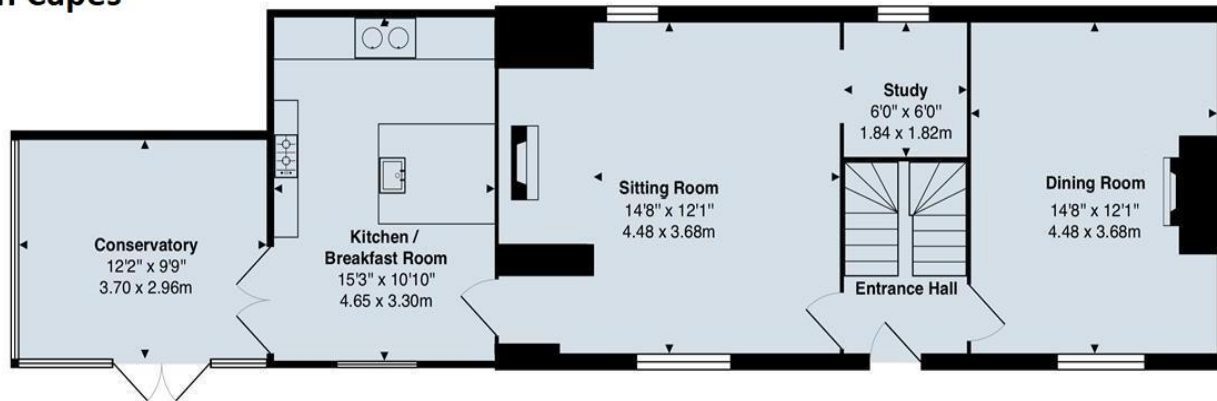
REAR GARDEN AND PATIO: A paved and private sun terrace stands adjacent to the conservatory, with well stocked borders and steps leading to the extensive lawned gardens with shaped flower and shrub borders, a number of trees and further circular patio. At the rear of the garden, a gate leads to a vegetable area with raised beds, a green house and timber garden store. This backs onto paddocks beyond. Behind the conservatory is a log store.





**Ivy Cottage, Old Forge Lane
Preston Capes**

1st Floor
Area: 684 ft² ... 63.6 m²



Ground Floor
Area: 808 ft² ... 75.0 m²

Total Area: 1649 ft² ... 153.2 m²

All measurements are approximate and for display purposes only

Notes:

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