



DOWTHORPE HILL

Earls Barton, NN6 0PB



DAVID COSBY
ESTATE AGENTS



Dowthorpe Hill

Earls Barton, NN6 0PB

Total GIA Floor Area | Approx. 121 sqm (1302 sqft)



4 Bedrooms



2 Receptions



2 Bathrooms

Features

- Detached family home
- Four bedrooms
- Family bathroom
- Separate shower room
- Countryside views
- Ground floor cloak room / WC
- Desirable village location
- Dual aspect sitting room
- Large dining room

Description

Located on an elevated corner plot, no 21 Dowthorpe Hill is an extended four bedroom detached family home with extensive off-road parking and a separate detached garage. The property has far reaching, first floor countryside views and a delightful tiered rear garden. Accommodation briefly includes four bedrooms, family bathroom, separate shower room, dual aspect sitting room / family room with French doors opening onto the rear garden, dining room, kitchen and utility.



Located approximately 6 miles from Northampton town centre, Earls Barton is one of the most vibrant villages in the county with a great range of local independent outlets and facilities

The Property

Entrance Hall

The main entrance door has individually glazed panes and a matching full height side casement window providing natural lighting. A grab mat has been fitted and timber laminate boards extend through to the kitchen, and dining room with part-glazed timber panelled doors. A straight flight of timber stairs with carpeted treads and risers leads to the first floor accommodation.

Kitchen/Breakfast Area

The kitchen is fitted with a range of modern shaker-style base and wall units including full height tool-boy storage units with timber effect roll top work surfaces and a large contemporary sink and drainer with chrome mixer tap. There is a three-door range cooker with five-burner gas hob and matching extractor hood with light over.

Located on the rear elevation, the kitchen has good natural lighting from two casement windows overlooking the garden and there is a part-glazed door providing access to the patio area.

Floors are finished with timber laminate boards and space has been provided for a small breakfast table and chairs. Recessed ceiling lights have been installed and there is space for a washing machine and American style fridge freezer.

Sitting Room

The sitting room is a pleasant dual-aspect space with a segmental bay window overlooking the south facing front garden with countryside views. French doors to the rear of the sitting room provide access to the rear garden.

Dining Room

A good sized dual-aspect room with ample space for a dining table and chairs. There is a three-unit window overlooking the south facing aspect providing far reaching countryside views, and a further high level casement window to the side elevation providing additional natural lighting. Floors are finished with timber laminate boards and ceilings have perimeter ovolo covings.

Cloakroom / WC

Located off the entrance hall and with a high-level top hung casement window providing natural lighting and ventilation, the cloak room is neutrally decorated and has matching timber laminate boards. A contemporary ceramic wash hand basin with vanity unit and chrome mixer tap have been installed together with a close coupled WC.





The Property

First Floor Landing

A good sized galleried first floor landing with timber panelled doors opening to the principal bedrooms, shower room and family bathroom. Natural lighting is provided by a casement window to rear elevation where there is a recessed space for a dressing table and chair. An airing cupboard which houses the combination boiler provides linen storage space.

Master Bedroom

Located to the front right-hand side of the property, this bright and airy dual-aspect room has a three-unit window with pleasing countryside views towards Grendon. A built-in storage cupboard has been provided with overhead shelving and floors are finished with cut pile carpet and walls are neutrally decorated.

Bedroom Two

Bedroom two has a three-unit window overlooking the tiered rear garden. Floors are finished with cut pile carpet and there is a large built-in wardrobe with shelving and lighting.

Bedroom Three

Bedroom three is currently in use as a study / guest room and again has pleasant countryside views to the front aspect. Floors are finished with cut pile carpet.

Bedroom Four

A single bedroom located to the front of the property with south facing countryside views. Over-stair built in storage space has been provided with fitted shelving and floors are finished with cut pile carpet.

Family bathroom

Located to the rear of the property and fitted with a three-piece suite comprising bath with chrome mixer tap and shower hose, wash hand basin with pedestal and chrome pillar taps, and close-coupled WC. Floors are finished with sheet vinyl and walls are partly finished with full height, marble effect ceramic tiles. A top hung, obscure glazed window to the rear elevation provides natural lighting and ventilation.

Shower room

The separate shower room has a large shower cubicle with rainfall shower and separate hose and is fitted with glazed screens. Floors are finished with herringbone effect sheet vinyl and there is a contemporary ceramic wash hand basin with chrome mixer tap and vanity unit below. Natural lighting is provided by an obscure glazed top hung window to the rear elevation.



Grounds

Front Aspect

The front aspect is mainly laid to shingle with established perimeter shrubs mature hedged borders. A pathway leads to the front entrance and gated access has been provided to the side and rear gardens.

Side garden

The side garden has a pathway leading to the rear garden and two timber garden stores.

Rear Garden

The rear garden is a three-tiered space with timber-sleeper retaining walls and steps which provide access to each uniquely designed tiered level leading up to the detached garage. The garden has well-tended shrubs and plants together with cosy seating areas for alfresco entertaining and dining.

Garage

The detached garage has double glazed French doors and matching full height fixed glazed windows overlooking the rear garden. Power and lighting have been installed.



Location

Welcome to Earls Barton, a picturesque and historic village which offers a unique blend of heritage, community spirit, and rural charm.

Located approximately 6 miles from Northampton town centre, Earls Barton is one of the most vibrant villages in the county with a great range of local independent outlets and facilities including hairdressers, butchers, cafes, convenience stores, newsagents, chemist, doctors' surgery, library, and a variety of restaurants. Further afield, Milton Keynes, Northampton and Wellingborough provide a broader selection of shops and leisure amenities.

Earls Barton is well known for its footwear industry with its products being sought after worldwide. The boot and shoe industry has left an indelible mark on the streets, adding character and a sense of history. However, the most famous landmark of the village has to be the Saxon tower on the Church of All Saints which is believed to be a former Norman 'mote and Bailey' castle, on the site of an Iron Age hill fort. This ancient monument is located high above the Nene valley looking down into the village and attracts visitors from all over the world.

Earls Barton is also fortunate to be near the natural retreat of Sywell Country Park. The park boasts a picturesque reservoir, scenic paths, lush woodlands, and diverse wildlife. Visitors can enjoy leisurely walks, cycling, fishing, and a children's play area. With ample picnic spots and a serene atmosphere, Sywell Country Park offers a peaceful countryside

Property Information

Local Authority: North Northamptonshire Council (Wellingborough Area)

Services: Water, Drainage, Gas, Electricity

Council Tax: Band D **EPC:** Rating TBC

Important Notice

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Dowthorpe Hill, Earls Barton

Approximate GIA (Gross Internal Floor Area) = 121 sqm (1302 sqft)

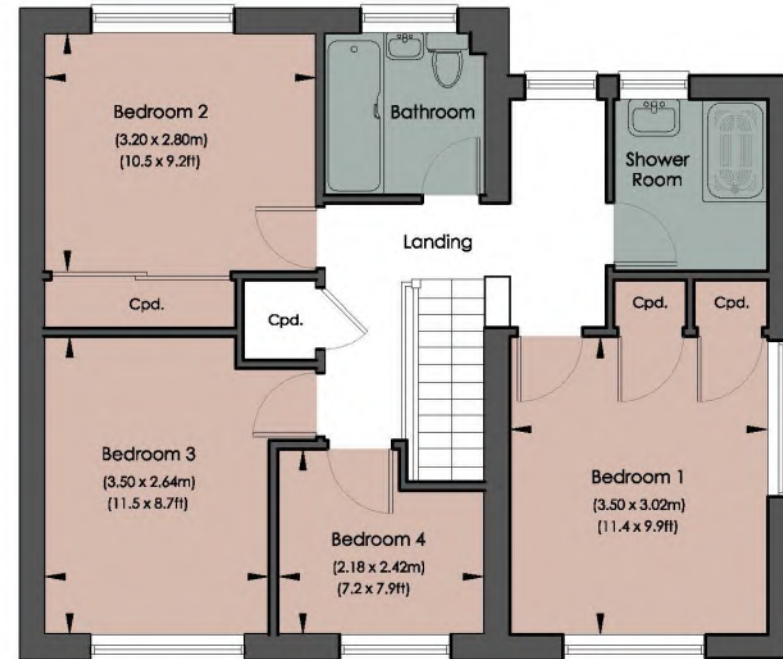


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR - GIA = 64 sqm (689 sqft)



FIRST FLOOR - GIA = 57 sqm (614 sqft)



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