



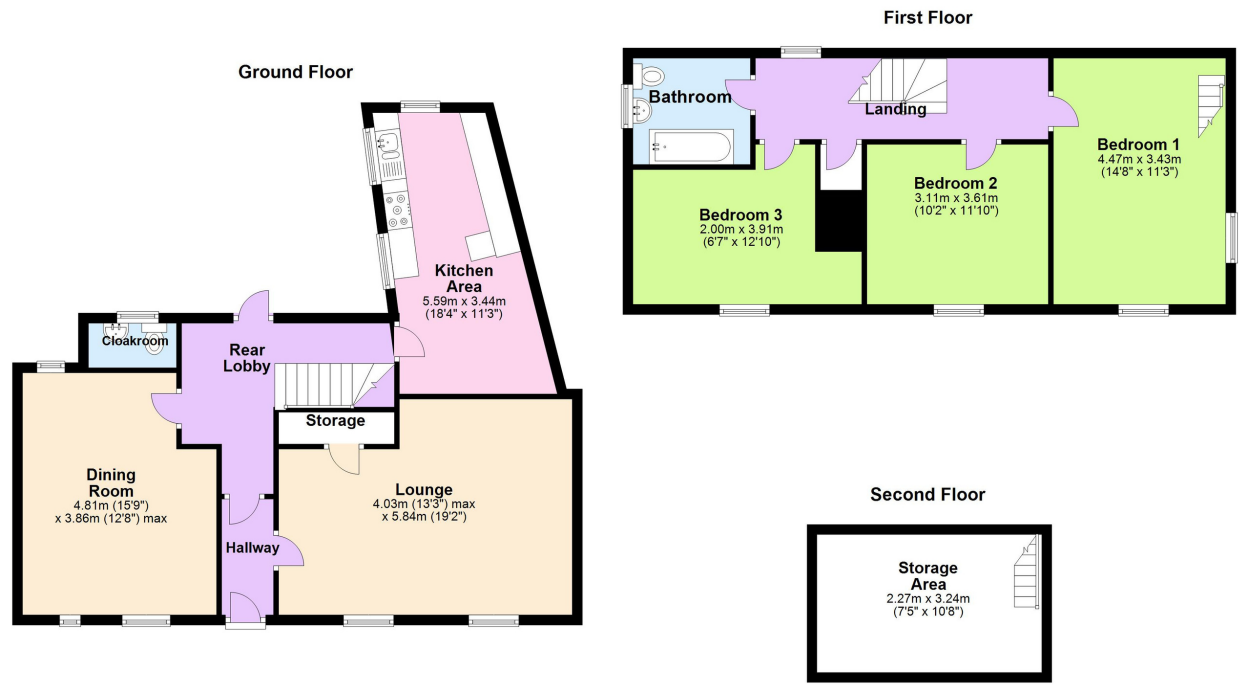
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 [www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Ravensthorpe*



3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Grade II Listed





## LOCAL PROPERTY EXPERT MARK HEYCOCK

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We chose Campbells estate agents to sell our house purely because of Mark Heycock.  
 We have had the pleasure of buying through Mark in the past and it was therefore a no-brainer to chose him when we wanted to sell.  
 Mark is knowledgeable of the market, dedicated to his clients and enthusiastic about his job. He will push boundaries to get the job done even through the most difficult of times (the sale I referred to earlier took place during the covid pandemic.)  
 I would have absolutely no hesitation in recommending Mark Heycock and Campbells.

**NAME: Diane, NN11 - 17th April, 2023**  
**ABOUT: Mark**

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.

# 10 HIGH STREET

**RAVENSTHORPE, NN6 8EH**

-  Multi Fuel Burner and Electric Heating
-  Ground Floor Cloakroom
-  Large Bright Lounge
-  Recently Renovated Throughout
-  Private Sunny Rear Garden
-  Ground Floor Cloakroom
-  Separate Dining Room
-  Extended Kitchen Area
-  Three Bedrooms





## A charming three bedroom, Grade II listed, thatched cottage in the lovely Northamptonshire village of Ravensthorpe

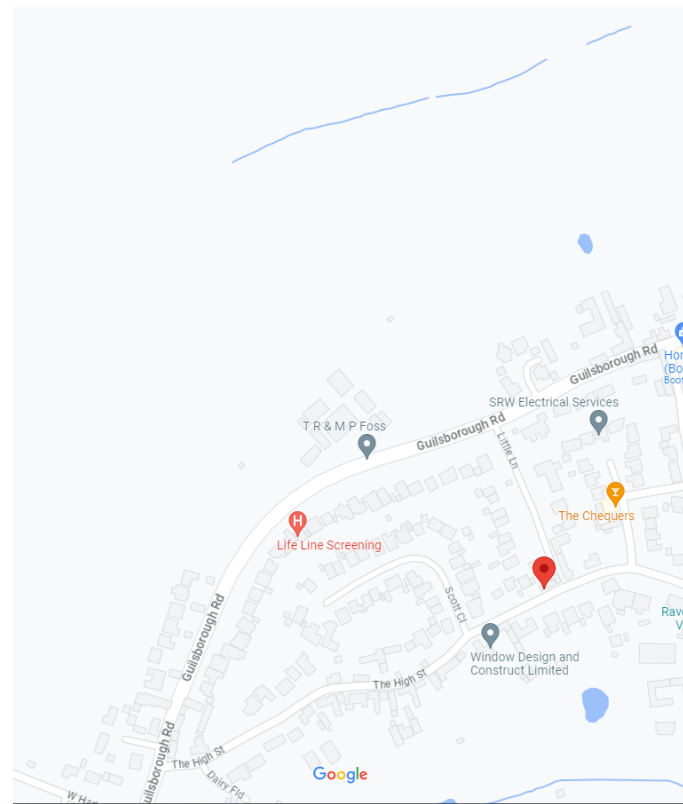
Don't miss this stunning Grade II listed three-bedroom thatched period cottage, formerly the village post office, located in the heart of Ravensthorpe. You won't be disappointed with this property, which offers a surprising amount of space and was tastefully renovated in 2020, to create a modern, comfortable home while retaining its charming character. Step inside through the period wooden door into a bright and welcoming entrance hallway leading to the great-sized lounge area. The lounge impresses with its character features, including window seats and a feature fireplace with a recently replaced multi-fuel burner, creating a cosy and quaint space. Additionally, there's a separate dining room, which offers ample space for a dining table or can be utilised as an office or second reception room, showcasing more period character features. The bright and spacious rear hallway offers access to the ground floor cloakroom, the sunny rear garden patio area and the property's kitchen. The kitchen extension, situated at the rear of the property, has been greatly enhanced with the addition of modern units and worksurfaces adds a modern twist and provides plenty of space for a dining table and chairs.

Upstairs, you'll find a lovely feature landing leading to three generously sized bedrooms, all with period features. Bedroom one even has a staircase leading to a fantastic storage area in the attic. There's also a modern replaced family bathroom to meet your needs. Outside, the cottage boasts a large sun-drenched patio area, ideal for enjoying a glass of wine or a BBQ. For shade, the pergola covered with a grapevine offers a perfect retreat. The rear area also features a sizable brick-built utility/storage room with electrics and lighting, as well as steps leading to a private raised lawn area with mature flowered borders, enclosed by brick walls and wooden panel fencing. The property was rewired approximately three years ago and is heated by the replaced multi-fuel wood burner in the lounge, complemented by several wall-mounted smart electric heaters, all independently controlled for your comfort. If you're seeking a unique period property in a tranquil village, surrounded by fantastic countryside, this lovely home in Ravensthorpe is a must-see. Come and explore the charm and character this cottage has to offer, and you will not be disappointed.



## LOCATION

Ravensthorpe is a highly regarded Northamptonshire Village, conveniently located midway between Northampton and Rugby. The village offers various services, including the village church 'St Denys,' a village hall hosting a variety of events, and the charming pub named 'The Chequers,' all just a short walk away. You'll also find a playing field, a pocket park, and a local garage within the village. For more amenities, larger nearby villages such as West Haddon, Brixworth, Long Buckby, and Chapel Brampton are just a 10-minute drive away. Northampton Town Centre offers a range of shops for your serious shopping needs. As you'd expect in a village surrounded by Northamptonshire's beautiful countryside, there are plenty of National Trust foot and bridle paths, as well as woodland walks maintained by the Woodland Trust to explore. Local waterside walks, including Ravensthorpe and Hollowell Reservoirs, present a refreshing experience, with Ravensthorpe Water being the oldest reservoir in the area, attracting visitors from all over the country. Pitsford reservoir, Brixworth Country Park, and the Grand Union Canal are also within easy reach. For commuters, the A5, A14, and M1 motorway are just a short drive away, and the nearest railway station providing a direct route to London is Long Buckby, with Northampton central station also nearby.



Council Tax Band: C

"Believed to date back well over 200 years, this cottage is in superb condition inside and out, boasting unique quirks and period features that create a nostalgic and welcoming atmosphere, perfect for today's modern living."

