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 2 James Watt Close, Daventry NN11 8RJ

# campbells

of Welford












4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Secure Gated Parking



## 30 WEST END

WELFORD, NN6 6HU

-  Jack And Jill En-Suite Master Bedroom
-  Recently Replaced Thatched Roof
-  Very Well Maintained Throughou
-  Large Kitchen/Breakfast Room
-  Grade II Listed Period Cottage
-  Four Bedroom Cottage
-  Three Reception Rooms
-  Private, Rear, Sunny Garden
-  No Upper Chain

### LOCAL PROPERTY EXPERT MARK HEYCOCK



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"Mark was very professional and helped us through the whole process of selling our home. Mark sorted out any issues we had and we would recommend him to anyone."

**By: Olly, NN11 - 22nd February, 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.



## LOCATION

Welford is close to the Leicestershire and Northamptonshire border. The village has plenty to offer, including a local Post Office/store, primary school, garage, public houses, a parish church and, a chapel. There is also a petrol station with convenience store; village hall and community centre. Families are also catered for within the village, with a pre-school and primary school. There is also a large playing field and sports field, to save mum and dad's taxis! There is also a fairly regular, village bus service. The village has a very active community and, there are many events throughout the year. Uniquely the village also has its own arm of the passing canal with a Marina too. Welford is also surrounded by the beautiful Northamptonshire countryside, perfect for those that enjoy the great outdoors, and scenic walks. Neighbouring centres include, Market Harborough (8 miles) and Lutterworth (approx 9 miles,) Rugby (approx 10 miles,) Northampton (approx 15 miles) and, Leicester (approx 17 miles.) The village is also located for easy access to Junction 19 of the M1, and the A14. There are mainline rail services to London from Rugby and Market Harborough.



## Four bedroom, thatched, period cottage with generous ground floor accommodation and secluded rear garden.

The attractive front door leads into an airy hallway and, you will immediately be struck by the charm and character that pervades throughout this fabulous property, with a striking mixture of exposed beams, set off by the attractive flagstone flooring. Immediately to the left of the hallway is the fabulous dining room, with an outlook to the front over West End and, boasting two large beams and a large recess to the rear of the room. Leading from the dining room will take you through to the sitting room. Lovers of period properties will immediately fall in love with this gorgeous reception room, with windows to the front and rear, providing plenty of natural light and, the stone carved fireplace that houses the multi fuel stove, providing the focal point of the room. You may also be pleased to learn that plans have been approved for the installation of French windows, opening out to the rear garden. Making your way back via the entrance hallway you will discover the numerous other rooms that make up the extensive ground floor living space. The kitchen is extremely spacious and boasts a wide array of fitted floor units and integrated appliances beneath a granite work top. A large opening in front of the kitchen sink provides a very pleasant outlook through to the glazed, garden room and rear garden beyond and, ensures that the kitchen benefits from plenty of daylight. At one end of the kitchen, you will discover an area with plenty of room for a breakfast table, offering an ideal space for informal and every day dining. Adjacent to the kitchen is yet another reception room in the shape of a very cosy snug. This room also has approval for the installation of French windows should you so wish. If three reception rooms and a large kitchen does not sound sufficient enough for your needs – do not worry, this a property that keeps on giving! The aforementioned garden room at the rear of the property is bright and spacious and, could be used for a number of purposes, depending on your particular needs. With views across the secluded rear garden, you may feel this provides the perfect spot to sit and relax with a book or alternatively there is plenty of space to accommodate a table and chairs, to provide yet another informal dining option

Leading through from the garden room you will find the extremely handy utility room with space and plumbing for a washing machine and dryer. Furthermore, there is the added bonus of a fitted shower cubicle, together with a downstairs WC. And last, but by no means least, steps beneath the main stairs lead down to a very useful cellar with a brick floor and vaulted ceiling, providing some incredibly useful storage space. As previously mentioned the thatched roof has recently been refurbished and the property has undergone a rewire throughout. Whilst the downstairs rooms of this unique property are seriously stunning, the upstairs is equally fabulous. The wide staircase leading from the inner hall will take you to the first floor landing and, the vaulted ceiling is spectacular, with the landing walls, adorned with exposed beams and, the oak floorboards are also beautiful features. Arguably, the most attractive room of all is the main bedroom, which is incredibly spacious and light by virtue of the dual aspect windows. Adding to the obvious charm of this lovely bedroom is the high ceiling, framed by exposed rafters. A door from the Main Bedroom leads into a very large Jack & Jill bathroom that boasts a free standing roll top bath and, also a stand-alone, double, shower enclosure. Bedroom three, at the front of the property, has the added benefit of a dressing room area and en-suite shower room. The first floor also provides two further bedrooms, a separate WC and, access to an enclosed storage area above the landing. From West Street you can access the rear of the property from either side of the cottage. There is a pedestrian access and garden gate to the left and, double timber gates opening on to a gravelled area to the right. Should you choose to do so, there is sufficient room to park one car on the gravelled area. The current vendor prefers to park her car in front of the cottage on West End and, there is plenty of room to park several cars here without a problem. The secluded rear garden is in a slightly elevated position and, is predominantly laid to lawn, surrounded by mature shrubs and flower beds. At the far end of the garden you will discover a circular patio area, providing an excellent spot for garden furniture to sit in the sun and for alfresco dining. Immediately behind the cottage and at either end, there are additional gravelled areas.



Council Tax: Band E EPC: Rating N/A

*"A property with the "WOW" factor, and stacks of potential to put your own stamp on it and make it your family's new forever home."*

