



**WHEELWRIGHTS COTTAGE**  
Maidford Road, Farthingstone, NN12 8HE

 **DAVID COSBY**  
ESTATE AGENTS







# Wheelwrights Cottage

Maidford Road, Farthingstone, NN12

Total GIA Floor Area | Approx. 216 sqm (2325 sqft)



4 Bedrooms



3 Receptions



2 Bathrooms

## Features

- Character period home
- Desirable Village
- No onward chain
- Large plot with south facing garden
- Far reaching countryside views
- Four bedrooms
- Two bathrooms
- Kitchen / Breakfast room
- Through garage and off-road parking
- Contemporary garden room

## Description

An extended, four-bedroom, period home with large, south-facing rear garden and stunning countryside views, located in the sought after South Northamptonshire village of Farthingstone. The property is constructed of coursed iron stone with blue-brick quoins beneath pitched and slated roofs with red brick chimney stacks and benefits from a contemporary extension to the rear with tri-fold doors and monitor rooflight. Accommodation includes four bedrooms, ensuite and family bathrooms, a spacious kitchen, dining room and living room each with lots of natural light from dual-aspect windows; a games/garden room; utility room; and downstairs WC. Outside there is a 'through' garage providing off road parking to the rear.



Situated equidistant between the market towns of Towcester and Daventry, Farthingstone is less than a 40-minute commute to Milton Keynes where further facilities are available as well as Milton Keynes Central Railway with direct and frequent trains to London Euston. The main arterial roads of the M1 and M40 are also within easy reach.



# The Property

## Entrance Hall

The main entrance/reception hall is accessed via a pretty, stone porch area with traditional, panelled door and casement window. This large space would double as a good entertaining area and has natural lighting from a central monitor roof light. Floors are finished with large ceramic tiles and walls are neutrally decorated with a feature, coursed, limestone panel. A full-height, built-in wardrobe provides storage space and there is a further storage cupboard for coats with upper shelving and double-swing doors adjacent to the rear garden door. Modern six-panel doors lead to the cloakroom and rear garden room and traditional slatted pitch pine doors with Suffolk latches and T-bar hinges open to the utility room and kitchen/breakfast room.

## Kitchen / Breakfast Room

A large, dual-aspect traditional kitchen with solid timber painted units with a mixture of stained work tops and chamfered, quartz work tops. Natural lighting is provided by a four-panel sash window to the front elevation and a three-unit casement window to the rear elevation overlooking the south facing garden and rolling countryside hills beyond. Floors are finished with terracotta tiles and there is a large Belfast style sink with stainless steel mixer tap. A gas six-burner, four-door oven is currently fitted and is negotiable within the agreed sale price. There is a large, built-in two-door pantry with fitted adjustable shelving and a further single-door pantry, again with fitted shelving. Space has been provided for a large, two-door fridge freezer and there is a central, large island base unit with breakfast bar again negotiable within the agreed sale price. A traditional, four-panel pine door opens to the quarter winder staircase providing access to the first-floor accommodation and a further traditional, four-panel pine door opens to the dining room.

## Dining Room

Another dual-aspect room with good natural lighting from a four-pane sash window to the front elevation and a quadrant bay, sash window to the rear elevation providing wonderful views over the south facing rear garden and countryside beyond. Walls are neutrally decorated, and built-in low-level storage cupboards have been provided around the stairwell soffit. Floors are finished with parquet boards in stretcher bond pattern and there are two brass, hinged floor hatches providing access to a small underfloor wine cellar. A traditional slatted and ledged pine door opens to the sitting room.





## The Property

### Living Room

Located to the left hand-side of the property, the sitting room is another dual-aspect space with stunning views over the countryside to the rear and with French doors providing access to the south-facing rear garden. Further natural lighting is provided by a four-pane, timber sash window to the front elevation and ceilings have traditional, exposed chamfered beams. Floors are finished with wide reclaimed oak boards and there is a feature fireplace with woodburning stove resting on a stone hearth.

### Garden Room

A stunning, contemporary extension with large, tri-fold doors, rear elevation casement window and monitor roof light, creates a fantastic games or garden room to the rear of the property. Opening on to a patio area within the south-facing garden the space is perfect for entertaining and alfresco dining and makes best use of the fantastic, rolling countryside hills beyond. Floors are finished with large, ceramic tiles which flow through from the entrance hall/reception room and walls are neutrally decorated. Built-in storage space has been provided with fitted shelving.

### Utility

The utility is located to the front right-hand side of the property and has vaulted ceilings with exposed trunk purlins and two Velux roof lights. This high ceiling space provides opportunity for a ceiling mounted clothes dryer and ensures good natural lighting to this useful workspace. Further natural lighting is provided by a timber casement window to the front elevation and walls comprise a mixture of random rubble ironstone, partly finished with white paint. Floors have large, marble effect ceramic tiles and a fireplace opening to the left-hand side of the utility provides space for the floor-mounted oil boiler with vertical flue. There are a good range of contemporary base and wall units with cream acrylic work tops and a stainless-steel inset sink with mixer tap. Space has been provided for a washing machine and tumble dryer.

### Downstairs cloakroom

The ground floor cloakroom has decorative lining paper and is fitted with a contemporary, ceramic wash hand basin with mirrored vanity unit and chrome mixer tap. The ceramic WC has a concealed cistern with wall mounted contemporary flush mechanism and mechanical extract ventilation has been installed. Floors are finished with large ceramic tiles which flow through from the entrance hall /reception room.





# The Property

## First Floor Landing

The first-floor landing extends along the front elevation of the property and has fitted cut pile carpets and neutrally decorated walls. The part-vaulted ceiling has exposed chamfered purlins and painted, slatted and ledged, traditional timber doors open to the bedrooms and family bathroom. Natural lighting is provided by two, separate, timber four-pane sash windows on the front elevation and a contemporary, glazed balustrade with timber mop handrails has been fitted around the galleried stairwell.

## Master Bedroom

A dual-aspect, double bedroom with part-vaulted ceilings and exposed timber purlins. Sunlight enters the room throughout most of the day from the south-facing casement window, providing stunning views over the rear garden and countryside beyond. Built-in storage has been provided by traditional, slatted timber cupboards with clothes rails and shelving and a further slatted and ledged door with brass ironmongery opens to the en-suite.

## En-Suite

Located to the rear elevation of the property and again with a casement window providing stunning views over the south-facing aspect, the en-suite is fitted with a three-piece suite comprising ceramic, double-ended bath with chrome mixer tap and shower over. Wall mounted ceramic wash hand basin with chrome mixer tap and WC with concealed cistern. Walls are partly finished with ceramic tiling and the vaulted ceiling has exposed timber purlins. Floors have exposed timber floorboards with a stained finish and heating is provided by a chrome ladder towel rail.





# The Property

## Bedroom Two

Bedroom two is located to the left-hand side of the property and is a further dual-aspect, double bedroom with front and rear windows and fitted, loop pile carpet. Ceilings are part-vaulted with exposed, chamfered purlins and walls are neutrally decorated.

## Bedroom Three

Bedroom three is a further double bedroom located to the centre rear of the property and with a large casement window providing south-facing views over the rear garden and countryside beyond. Ceilings are part-vaulted with exposed, chamfered purlins and there is a large, ceiling hatch providing access to the roof void. Floors are finished with loop pile carpet and walls are neutrally decorated.

## Bedroom Four

Again, making the most of the south-facing views, bedroom four is located to the rear elevation of the property and is a small double room, currently used as a study/office with part-vaulted ceilings and chamfered timber purlins. Floors are finished with loop pile coir matting and walls are neutrally decorated.

## Family Bathroom

Fitted with a three-piece suite comprising bath with shower over, close coupled WC and traditional ceramic wash hand basin with chrome pillar tap set within a large, three-door vanity unit. Floors are painted timber boards and there is a timber casement window overlooking the south-facing aspect. Heating is provided by a chrome ladder towel rail and mechanical extract ventilation has been installed.





## Grounds

### Rear aspect

Wheelwrights Cottage accommodates a large plot in the centre of Farthingstone village and benefits from a stunning, south-facing rear garden with spectacular views across rolling countryside hills. Mainly laid to lawn with established perimeter shrubs and plants the garden also provides a small vegetable area to the rear left-hand side and a corner pond to the rear right-hand side. Boundaries comprise a mixture of traditional, coursed ironstone and facing brickwork with close-board fencing to the left-hand side. This sunny, south-facing aspect provides fantastic opportunities for outdoor entertaining and alfresco dining with a good-sized patio area adjacent to the garden room extension and a deep-set gravel area running the full width of the property.

### Outbuildings

There is a useful, brick outbuilding to the rear of the garden with slatted timber door and casement window. This structure provides potential for conversion to a home office.

### Garage

The property also benefits from a large, integral through garage with timber up-and-over door to the front elevation and a roller shutter door to the rear elevation providing access to screened off-road parking within the rear









## Location

Farthingstone is a picturesque village situated on the brow of a hill and surrounded by delightful Northamptonshire countryside.

Located in the centre of the village is The Joy Mead, an open space bequeathed to the villagers by the Agnew family. It contains immaculately maintained and beautiful gardens together with a poignant cloister area beneath a Collyweston slate roof to serve as a war memorial.

The local pub, The Kings Arms, is a free house and attracts many visitors who delight both in the secret garden and the fantastic real ales and fine foods.

Situated equidistant between the market towns of Towcester and Daventry, Farthingstone is less than a 40-minute commute to Milton Keynes where further facilities are available as well as Milton Keynes Central Railway with direct and frequent trains to London Euston. The main arterial roads of the M1 and M40 are also within easy reach.

## Property Information

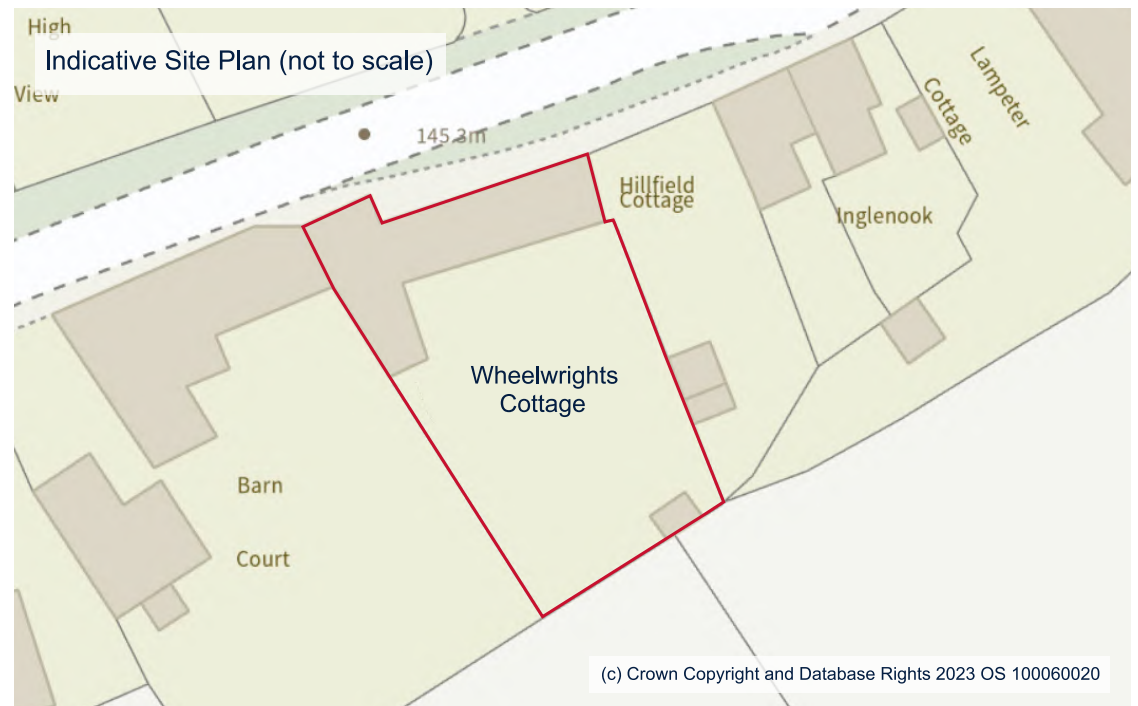
**Local Authority:** West Northamptonshire Council (Daventry Area)

**Services:** Water, Drainage, Oil, & Electricity

**Council Tax:** Band E    **EPC:** Rating F

### Important Notice

*Please note that these particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.*







FIRST FLOOR - GIA = 80 sqm (861 sqft)



GROUND FLOOR - GIA Inc. Garage = 136 sqm (1464 sqft)

## Wheelwrights Cottage, Farthingstone, NN12 8HE

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 216 sqm (2325 sqft)



David Cosby Chartered Surveyors & Estate Agents

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.







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