



BUTTERCUP COTTAGE
Bliss Lane, Flore, NN7

 **DAVID COSBY**
ESTATE AGENTS



Buttercup Cottage

Bliss Lane, Flore, NN7

Total GIA Floor Area | Approx. 237 sqm (2551 sqft)



4 Bedrooms



3 Receptions



3 Bathrooms

Features

- Stone property with character
- Quiet village location
- Individually designed
- 2 en-suites shower rooms
- Family bathroom with cast-iron roll top bath
- Situated on a quiet no-through lane
- Large double garage
- Off-road parking to private drive
- Oak summer house
- Well-tended gardens

Description

Buttercup Cottage is an individually designed, four-bedroom detached cottage located on a quiet no-through lane in the desirable village of Flore. Constructed from coursed ironstone beneath steeply pitched slated roofs with dormer windows and brick chimney stacks, this detached property has lots of character and benefits from well-tended front and rear gardens. There is also a double garage with off-road parking.

Accommodation briefly comprises four bedrooms, two ensuite bathrooms, a further family bathroom, a kitchen / breakfast room, lounge, dining room, study, utility. Externally there are well-tended front and rear gardens, a double garage, and off-road parking.



Buttercup Cottage is situated in the heart of the small historic village of Flore which lies on a south facing, gently sloping hillside to the north east of the River Nene.

The Property

Entrance

A gravel driveway leads to the elevated main entrance to the cottage. There is a solid oak canopy with exposed king post truss and clay tile pitched roof. The entrance door is of an oak effect with a doubled unit and finished with cast iron furniture.

The entrance hall itself is neutrally decorated with solid oak floor boards and a recessed coir grab mat. Slatted and braced oak doors with cast iron T-bar hinges and exposed rosehead nails lead off to all ground floor rooms. The split-level floor to the rear of the entrance hall has oak steps which lead down to the double garage and up to the utility room.

An oak door provides access to the large airing cupboard housing the indirect thermal store and is fitted with slatted softwood timber shelving providing useful storage space. There is a pantry beneath the stairs with lighting and a further small, low-level storage cupboard.

Carpeted stairs lead to the first floor and are fitted with painted timber handrails and turned balustrades.

Kitchen / Breakfast Area

The kitchen / breakfast room captures lots of natural sunlight and is fitted with painted solid oak Shaker-style base and wall units with stained oak work tops. A central painted oak island with a granite work top provides useful storage and work surface space.

Fitted appliances include a four-burner gas hob with extractor hood over; electric oven; built-in fridge, freezer, and dishwasher; a Belfast-style sink with traditional pillar taps; and a separate Quooker water boiler tap. The solid oak floor boards extend through from the entrance hall and there is an exposed oak ceiling beam.

The large breakfast area has an abundance of natural light from a two-unit window and French doors which open out onto the delightful rear garden.

Ground Floor Study

The ground floor study is located to the front of the property and has a two-unit casement window to the front elevation and provides plenty of space for an office desk, storage cabinets and shelving – perfect for a home office. Floors are fitted with cut pile carpet and walls are neutrally decorated.



The Property

Dining Room

Located to the front elevation of the property and with a casement window providing natural lighting, the dining room is a good-sized space with cut pile carpets.

Utility

A useful space fitted with Shaker-style base units incorporating a large Belfast sink with chrome mixer tap and oak shelves above. There is space for a washing machine and floors are finished with limestone slabs. A traditional hardwood stable door with upper leaded light opens to the rear garden.

Cloak Room

Located off the entrance hall, the cloak room is fitted with a ceramic wash hand basin with pedestal and close-coupled WC. Floors are finished with marble effect tiles and walls are neutrally decorated.

First Floor Landing

The first-floor galleried landing is fitted with cut pile carpet and oak slatted doors with traditional T-bar hinges and Suffolk latches open to the bedrooms and family bathroom. There are also two large ceiling hatches providing access to the roof void.

Master Bedroom

Located to the right-hand side of the property this dual aspect double room has a dormer casement window to the front elevation and a further dormer French door to the rear elevation providing access to a wonderful oak balcony with space for seating - perfect for lazy Sunday mornings over a coffee, croissant, and newspaper! Steps lead down from the balcony to the upper tier patio / garden area. Floors are fitted with cut pile carpet and walls are neutrally decorated. A slatted oak door leads to the ensuite.

Master Bedroom En-suite

The en-suite is fitted with a three-piece suite comprising quadrant shower with sliding glazed screen, close-coupled WC, and contemporary ceramic wash hand basin set on an oak vanity unit with separate chrome mixer tap. Storage space has been provided in the form of a built-in oak base unit with double swing doors. Walls are partly finished with white metro tiles and a traditional style Velux roof light provides natural lighting and ventilation. Further ventilation is provided by a mechanical extract vent. Heating is provided by a chrome ladder towel rail.



The Property

Bedroom Two

Bedroom two is located to the far-left hand side of the property and has a two-unit double glazed dormer window overlooking the front aspect.

There is good provision for storage with a single door wardrobe with clothes rail and upper shelf, and a further two-door wardrobe - again with clothes rail and upper shelving. This second large wardrobe has a 'secret' access door leading to a large walk-in vaulted attic room which has been fully boarded and provides fantastic storage capacity. A slatted oak door opens to the second ensuite.

Bedroom Two En-suite

Fitted with a three-piece suite comprising large shower cubicle with glazed screen and full height tiling, ceramic wash hand basin with chrome pillar taps and pedestal, and a close-coupled WC. Floors are finished with marble effect acrylic tiles and lighting is provided by a traditional Velux roof light.

Storage space has been fitted to the rear eaves space with double swing oak doors. Heating is provided by a double panel radiator and mechanical extract ventilation has been fitted.

Bedroom Three

Bedroom three is located to the rear elevation of the property and has two Velux roof lights within the part vaulted ceiling providing natural lighting. This double bedroom has cut pile carpets with neutrally decorated walls.

Bedroom Four

Bedroom four is a large single bedroom with part-vaulted ceilings and a two-unit dormer window overlooking the front elevation. Floors are finished with cut pile carpet and recessed light fittings have been installed.

Family Bathroom

Located to the rear elevation of the property and with a part-vaulted ceiling with Velux roof light, the family bathroom has a three-piece suite comprising traditional roll-top bath with claw feet and chrome mixer tap with shower hose; traditional wash hand basin with pedestal and chrome pillar taps; and close coupled WC.

Floors are finished with geometric ceramic tiles and walls have half-height timber wainscoting.





Grounds

Front Aspect

Buttercup Cottage is set back from Bliss Lane with a coursed ironstone boundary wall. A gravel drive sweeps round to the front entrance porch and provides off-road parking for several vehicles. The raised front lawn has two established Cherry trees and a pathway leads to gated access into the rear garden.

Rear Aspect

The rear gardens to Buttercup Cottage have recently been carefully landscaped by the current owners to provide a delightful and private space for relaxation and entertaining.

To the left-hand side of the garden there is a good-sized patio area with large, weather boarded timber shed with double swing access doors and Cedar shingle pitched roof fitted with power and lighting.

Pathways lead to the main garden area where there are two separate lawned spaces and a timber framed glass house.

Raised facing brick and timber planters have been formed to the rear and left-hand sides of the garden containing an array of flowers.

A central patio area has been formed with oak pergola on raised brick pads, providing the perfect area for entertaining.

Brick steps lead up to two further seating areas, both of which provide lovely views onto the garden. The raised seating area to the right-hand side has timber steps leading up to the master bedroom balcony. A further set of brick steps provide access to a delightful, detached oak framed summer house with stable style doors and power and lighting; perfect to enjoy winter sunshine or late summer entertaining.

Double Garage

To the front of the property is a large integral double garage with two separate slatted timber vehicular access doors with remote control operation. Power and lighting have been installed and there is a pedestrian door leading to the main house. The gas boiler and electrical consumer unit are located to the rear left-hand side of the garage. Hot and cold-water taps have been fitted to the rear of the garage and this useful space has high ceiling levels making it perfect as a workshop space.





Location

Buttercup Cottage is situated in the heart of the small historic village of Flore which lies on a south facing, gently sloping hillside to the north east of the River Nene.

The fragrant gardens to Buttercup Cottage pay homage to the Flore village's original name of 'Flora' in the Domesday book.

The wide road which passes through the village has recently been freed up following completion of the Flore Bypass, ensuring the village remains a peacefully quiet location but with all the benefits of easy access to market towns of Towcester and Daventry.

The village is also just a 5-minute drive to junction 16 of the M1, enabling an easy commute to Milton Keynes where a wide range of shops and facilities are available as well as Milton Keynes Central Railway Station with direct and frequent trains to London Euston and Birmingham New Street.

There are various schooling options available nearby including foundational education at Flore Church of England School, Weedon Bec Primary School, and The Bliss Charity School in Nether Heyford. Secondary education can be found at Champion School & Language College in Bugbrooke, and Sponne School in Towcester which has an Outstanding Ofsted rating. Private education is available at Spratton Hall, Northampton High School for Girls, Rugby School, and Quinton House in Upton.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Gas, & Electricity

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

Important Notice

Please note that these particulars are subject to the approval of the property owner. 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 particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective tenants should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. Before committing to a tenancy, the terms of the letting and the condition and contents of the property will be recorded in a tenancy agreement and inventory. Please make sure you carefully read and agree with these documents and advise if you have questions. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



Buttercup Cottage, Flore, NN7 4LJ

Approximate GIA (Gross Internal Floor Area) Inc. Garage & Exc. Attic Room = 237 sqm (2551 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.





FLORE

01327 361664

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS | MARLA
Director | Building Surveyor





Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



 01327 361664  enquiries@davidcosby.co.uk

www.davidcosby.co.uk