



MAIN STREET

Farthingstone, NN12 8EZ



DAVID COSBY
ESTATE AGENTS



Main Street

Farthingstone, NN12 8EZ

Total GIA Floor Area | Approx. 94 sqm (1012 sqft)



3 Bedrooms



2 Receptions



1 Bathroom

Features

- Desirable village location
- Three double bedrooms
- Family bathroom
- Two Reception rooms
- Off-road parking for several vehicles
- Far reaching countryside views
- Large south facing front garden
- Detached brick outbuilding with Workshop, WC, and Store

Description

A rarely available 3-bedroom family home in a stunning village location. This charming 3-bedroom property stands as one of only four similarly styled houses, designed by a private firm of architects and built to an exceptional standard by Adkins and Cooper for Daventry Rural Council. The Chairman of the Housing Committee at the time even noted the remarkable build cost, stating that they could not afford to replicate this type of housing. Despite the higher costs, the quality of construction has proven itself over time, as this solidly built structure still stands proudly on Main Street today. Its elevated position, generous front garden, and ample off-road parking make it a unique find in the village. Properties like this seldom become available and it provides an excellent opportunity for another family to take pleasure in its well-proportioned living spaces, thoughtful design, and the welcoming local village community.



Farthingstone is a charming village situated on the brow of a hill and surrounded by beautiful countryside making it one of the most desirable places to live in Northamptonshire.

The Property

Entrance Hall

The property is accessed via a panelled door with timber canopy over. The entrance hall has space for coats and storage and a straight flight of timber stairs with fitted carpet and stripped pine handrails leads to the first floor accommodation. Natural lighting is provided by a top hung casement window to the front elevation. An original four-panel door leads to the main sitting / dining room.

Sitting / Dining Room

The large sitting / dining room is a dual-aspect space with feature fireplace (currently blocked and vented). Walls are neutrally decorated and have perimeter plaster ovolo covings. Natural sunlight is provided by the large three-unit window overlooking the south facing front garden and further lighting is provided by a glazed two panel door with matching side light to the rear elevation providing access to the back garden. Floors are finished with oak effect laminate boards and there is an opening leading to the kitchen.

Kitchen

The galley style kitchen is located to the rear left-hand side of the property and is fitted with a range of base and wall units with a stainless-steel sink beneath a three-unit window overlooking the rear garden. There is space for a washing machine, dishwasher, and oven. Additional storage space is provided via a useful under-stair pantry. Access to the side garden is available via a part-glazed door and an original four panel door leads to the family room.

Family Room

The comfortable family room is a perfect retreat after a hard day at work and has a chamfered open fireplace with stone surround and hearth. Floors are finished with cut pile carpet and natural lighting is provided by two separate windows to the front elevation. Walls are neutrally decorated with perimeter plaster ovolo covings.





The Property

Landing

The centrally located first floor landing has raised solid balustrades and original four-panel doors lead to the bedrooms, bathroom, and an airing cupboard with slatted pine shelving. Natural lighting is provided by a single casement window to the rear elevation overlooking the garden and providing views over the fields towards Everdon Stubbs. There is a large, hinged ceiling hatch with extendable ladder providing access to the insulated and boarded roof void. Floors are finished with cut pile carpet and walls are neutrally decorated.

Bedroom One

Bedroom one is a generous sized double bedroom with a three-unit window overlooking the front garden providing far reaching countryside views beyond. Walls are neutrally decorated and floors are finished with cut pile carpet. Perimeter plaster ovolo covings have been fitted and there is a useful over-stairs cupboard with clothes rail and upper pine shelf.

Bedroom Two

Bedroom two is double bedroom located to the front right-hand side of the property and, again, has a good-sized three-unit window overlooking the front garden with countryside views beyond. Floors are finished with cut pile carpet and walls are neutrally decorated. Original perimeter plaster ovolo covings have been fitted.

Bedroom Three

Bedroom three is another double bedroom to the rear elevation. It has a three-unit window overlooking the rear garden with views over farm land.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising WC with low-level cistern, ceramic wash hand basin with pedestal, and bath with shower over. Natural lighting is provided by a window to the rear elevation and mechanical extract ventilation has been installed. Floors are fitted with vinyl tiles and walls are neutrally decorated. Full height aqua panels have been fitted around the bath / shower.



Grounds

Front Aspect

The property occupies an elevated position and has a pretty, south facing front garden space which is secluded from the main road behind well-maintained mature shrubs and trees including Acers and Cherry. There is plenty of space for outdoor seating and alfresco dining with the added benefit of off-road parking for several vehicles to a recently completed parking bay area with perimeter ironstone retaining walls and stone copings. The parking bay is laid with block pavers and there is a ramp to the left-hand side which leads up to the main front elevation. A pathway extends along the front elevation leading to the main entrance and there is gated access to the rear garden to the left-hand side of the property.

Rear Aspect

The rear garden is on a split level with pathway leading to a glazed door off the main sitting room area. Steps lead up to a raised lawn which affords views across the fields towards Everdon Stubbs. There is an aluminium glass house to the rear elevation providing scope for sustainable living and vegetable growing.

Outbuildings

A large three-unit brick outbuilding is situated to the rear of the property providing an external WC, store area, and large workshop.



Location

Farthingstone is a picturesque village situated on the brow of a hill and surrounded by delightful countryside. It is one of the most desirable places to live in Northamptonshire with many picturesque stone houses. Situated in the centre of the village is The Joymead, 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

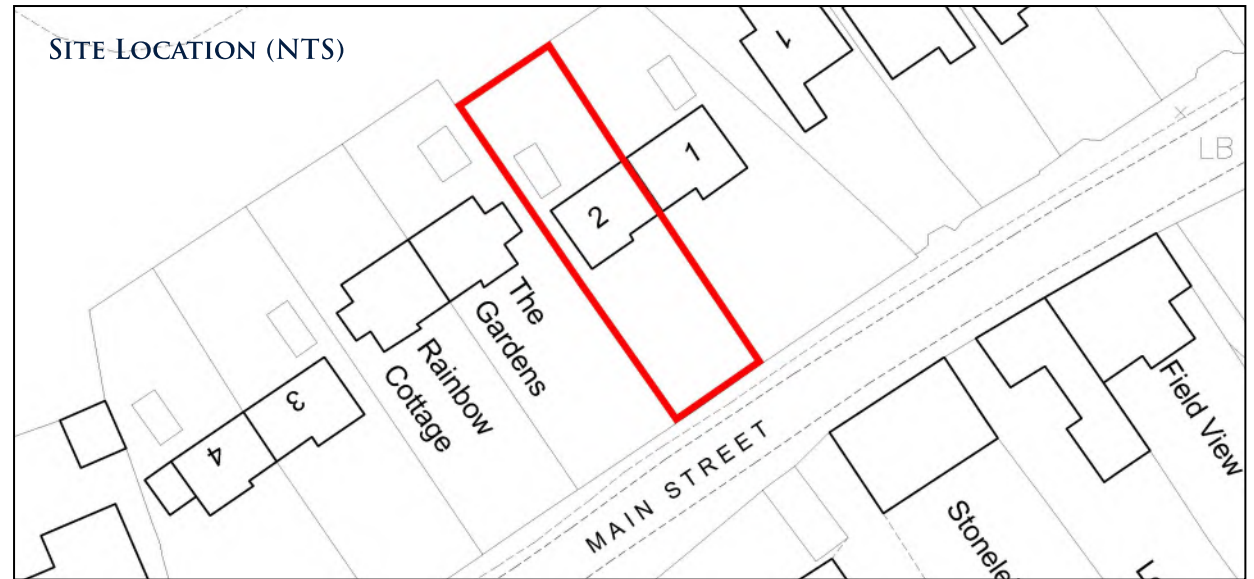
Local Authority: West Northamptonshire Council (Daventry)

Services: Water, Drainage, Oil, Electricity

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

Important Notice

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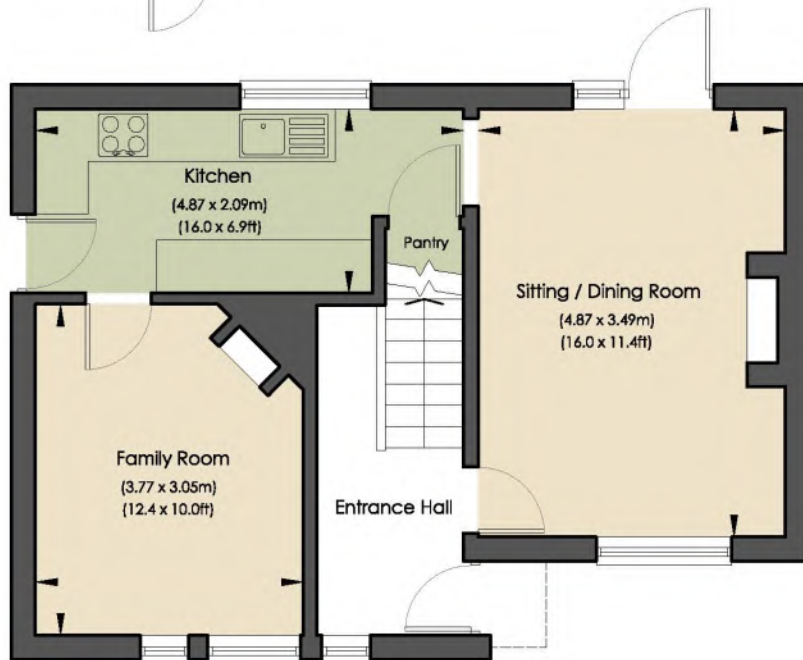
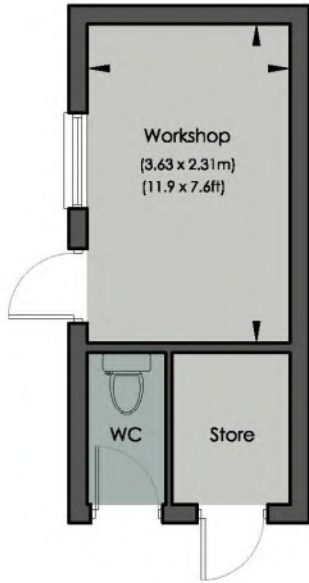
Main Street, Farthingstone, NN12 8E2

Approximate GIA (Gross Internal Floor Area) Exc. Outbuildings = 94 sqm (1012 sqft)

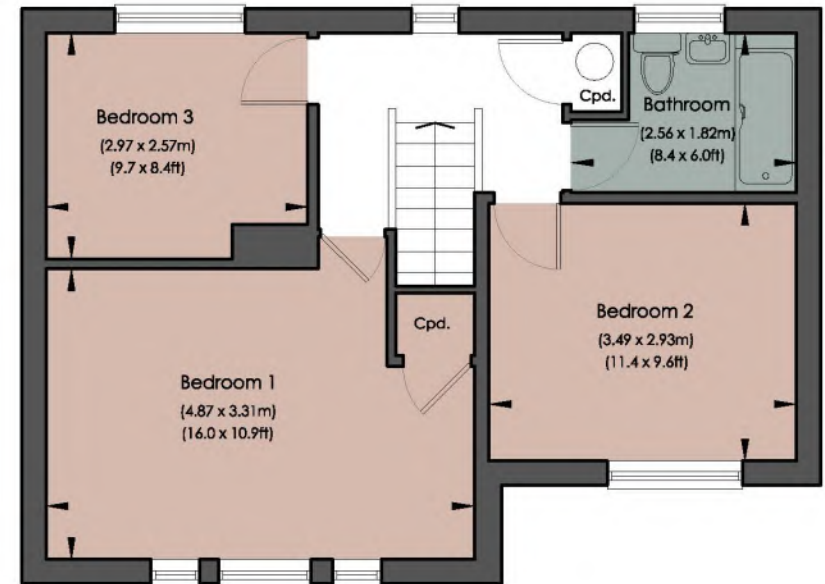


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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 Exc. Outbuildings = 47 sqm (506 sqft)



FIRST FLOOR - GIA = 47 sqm (506 sqft)



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