



93 HIGH STREET

Yardley Hastings, Northampton, NN7 1ER



DAVID COSBY
ESTATE AGENTS



93 High Street

Yardley Hastings, Northampton NN7

Total GIA Floor Area | Approx. 168 sqm (1808 sqft)



4 Bedrooms



3 Receptions



2 Bathrooms

Features

- Detached four-bedroom family home
- In need of refurbishment – ideal for a custom renovation
- Good sized plot with front and rear gardens
- Three spacious reception rooms
- Kitchen / breakfast room with separate utility
- En-suite to the master bedroom
- Sought-after village location with excellent local amenities

Description

93 High Street is a detached, four-bedroomed family home located on a good-sized elevated plot within the desirable village of Yardley Hastings. Although in need of extensive refurbishment and modernisation, this large dwelling has fantastic potential to be transformed into a modern family home.

Built in the 1970s and extended in the 1980s, the property is of facing brick construction beneath hipped and tiled roofs and benefits from a right-of-way across a vehicular driveway leading to off-road parking and a dilapidated part-stone garage.

The ground floor includes an entrance hall with stairs, three well-proportioned reception rooms, a kitchen/breakfast room, utility, rear lobby, and a cloakroom. Upstairs comprises three large double bedrooms (with an en-suite to the master), a single bedroom/study, and a family bathroom. Set back from the High Street behind an elevated front garden, the property also enjoys a good-sized rear garden that borders orchard land and is currently overgrown.



The property is situated in Yardley Hastings – a picturesque village and civil parish with many period stone properties surrounded by beautiful Northamptonshire countryside.

The Property

Entrance Hall

The main entrance hall has stairs leading to the first-floor accommodation and a useful understairs cupboard, Panelled doors lead to the sitting room, ground floor cloakroom and reception room.

Reception Room

The reception room is the perfect place to entertain guests with access to both the kitchen and dining room.

Sitting Room

A good-sized space with three-unit window overlooking the front aspect and large open fireplace with tiled surround.

Dining Room

Another good-sized room with three-unit window overlooking the front aspect and feature fireplace with decorative surround and tiled hearth. Arched alcoves have been formed on either side of the fireplace and floors have stained timber boards.

Kitchen / Breakfast Room

The kitchen / breakfast room is located to the rear left-hand side of the property and has a large window overlooking the rear garden. A glazed timber framed door opens to the reception room and white panelled doors open to the utility and rear lobby. Floors are finished with ceramic tiles and there is ample storage space with perimeter base and wall units..

Utility

A useful space with natural lighting from a window to the side elevation. Ceramic floor tiles extend through from the kitchen and there is a base unit with stainless steel sink and drainer together with space for a washing machine and tumble drier.

Cloak Room

Fitted with a ceramic wash hand basin and close-coupled WC, the ground floor cloak room has mechanical extract ventilation and a small fixed single glazed window providing natural lighting from the rear lobby.

Rear Lobby

Ceramic floor tiles extend through from the kitchen and a window to the side elevation provides natural lighting. A timber stable door has been fitted which opens onto the rear garden.



The Property

First Floor Landing

The centrally located first floor landing is fitted with a ceiling hatch providing access to the roof void. White panelled doors open to the bedrooms and family bathroom.

Master Bedroom

The master bedroom is a good-sized double room with views over the rear garden.

Master Bedroom Ensuite

The master bedroom ensuite is fitted with two large ceramic wash hand basins with pedestals, a profiled white bath with mixer tap and shower hose, close-coupled WC, and shower cubicle. A large window provides natural lighting and ventilation.

Bedroom Two

Bedroom two is located to the front left-hand side of the property and has a large window overlooking Yardley Hasting Village Green.

Bedroom Three

Bedroom three is another double bedroom again with window overlooking the front aspect with views over the village green. There is built in storage space by way of a four-door wardrobe with shelving above.

Bedroom Four

Bedroom four is a good-sized single bedroom to the right-hand side of the property. There is a good sized over stairs two door cupboard with shelving.

Family Bathroom

Fitted with a three-piece suite comprising original Dolton ceramic sanitaryware with large wash hand basin and pedestal, bath with chrome mixer tap, and close-coupled WC. A window provides natural lighting and ventilation and there is a two-door airing cupboard fitted with slatted pine shelving which houses a copper hot water cylinder.





Grounds

Front Aspect

The property occupies an elevated position and is set back from High Street. There is a vehicular right of way leading to off-road parking and a dilapidated garage.

Rear Garden

The South facing rear garden is generously sized and backs onto orchard land. There is a shallow hard standing area adjacent to the rear elevation of the property.



Location

The property is situated in Yardley Hastings – a picturesque village and civil parish with many period stone properties surrounded by beautiful Northamptonshire countryside.

Yardley Hastings is fortunate to have a good range of local amenities which cater to the needs and interests of its residents. These include two highly regarded Public Houses - The Red Lion, and The Rose & Crown, both of which serve real ales and good food. The local primary school has an Ofsted rating of 'Outstanding', and is well known for its quality of education. There is also an on-site nursery at the school, ensuring excellent options for younger families. There is an active memorial hall hosting events and clubs that appeal to a wide range of ages and interests. The village also supports day-to-day living with a convenience store, hairdresser, and farm shop.

Just a short drive away, Castle Ashby, a grand country house built in the 16th century and part of a 10,000-acre estate, is known for its delightful country walks and range of visitor attractions. The gardens, designed by the famous landscape architect Capability Brown, feature a formal Italian garden, an orangery, and an arboretum with a diverse collection of trees from around the world.

In terms of commuting, Yardley Hastings is ideally placed just 8 miles southeast of Northampton, with Wellingborough, Milton Keynes, and Bedford all within a comfortable 15-mile radius. There is also convenient access to the M1 motorway allowing for a direct journey to Milton Keynes, renowned for its diverse range of shops and amenities as well as Milton Keynes Central Railway Station with frequent train connections reaching London Euston in under an hour.

Property Information

Local Authority: West Northamptonshire Council (South Northants Area)

Services: Water, Drainage, Gas, & Electricity

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

Important Notice

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Castle Ashby House & Gardens



Indicative Site Plan (not to scale)



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Approximate GIA (Gross Internal Floor Area) = 168 sqm (1808 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.



GROUND FLOOR GIA = 84sqm (904 sqft)



FIRST FLOOR GIA = 84sqm (904 sqft)





YARDLEY HASTINGS

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



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Virginia Church
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Building Surveyor



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Director | Practice Manager



 01604 979628  enquiries@davidcosby.co.uk

www.davidcosby.co.uk