



MANOR COTTAGE

BRIGSTOCK





In the picturesque and historic village of Brigstock, characterful living awaits at the utterly unique Manor Cottage, a stunning 1720s Grade II listed home on Mill Lane.

Nestled on a corner plot in the heart of the village, and enclosed by mature hedging, Manor Cottage sits snugly beneath its handsome thatched roof.

Park up in the garage or on the spacious gravel driveway before making your way indoors, into the dining hall.



HISTORY AND HERITAGE

Stone flooring sits beneath exposed beams overhead, with a 19th century cast iron range cooker in situ to one wall. In every room at Manor Cottage, original features tell a tale of the history and heritage of the home, emanating warmth and welcome.

Manor Cottage once housed the laundry for the nearby Brigstock Manor and the dining hall showcases a stone sink, an original copper complete with timber lid, and an original water pump, still connected to the well outside the front door. There is also a large, galvanised water tank, part of the home's listing. Alcove shelving offers neat storage, whilst windows draw in light from the garden to two sides.

A latch door from here opens to reveal stone steps that descend to the cellar, where you'll discover a quirky home-cinema room, supplied with heating and electricity, with projector and screen currently installed beneath the barrel-vaulted ceiling.



COOK UP A FEAST

Returning to the ground floor, turn right into the spacious kitchen, part of an extension to the original home. Spacious and airy courtesy of the double height ceiling, this large kitchen-dining room features a cherry red gas range oven and hob with extractor hood, Belfast sink and dishwasher. Cream cabinetry and drawers offer ample storage, with stone flooring underfoot.

Opening up off the kitchen is a utility room with further cabinetry, sink and the latest-spec boiler recently installed by the current owners and a built-in wine cooler. Also accessed off the kitchen is a modern shower room with lavatory and wash basin.



AND SO TO BED

Manor Cottage is home to three bedrooms, the first of which can be found above the dining hall. A quaint latch door and staircase leads you to the principal bedroom, with enchanting, exposed beams overhead. A haven of a bedroom, the room opens to a dressing area with a built-in wardrobe and ample space for a dressing table or further wardrobe, and beyond into a refreshingly modern shower room en suite, with shower, wash basin and lavatory.



WARMTH AND WELCOME

Back on the ground floor, and passing a cosy study on the right of the inner hallway, emerge into the warm and welcoming snug, where an attractive fireplace accommodates a wood-burning stove. Pause a moment at the window seat and admire the view, savouring the serenity of this sheltered setting. A period built-in cupboard and exposed beams feature in this room.



Beyond the snug, enter a large sitting room, warmed by a second wood-burning stove and with wooden flooring underfoot. Large windows draw in plenty of light, whilst the broad beam overhead is a reminder of the antiquity of the home. Fitted storage can be found in a cupboard beneath the stairs, with alcove book shelving to one wall.



SOAK AND SLEEP

Hidden behind a latched door, a second staircase leads up to Manor Cottage's second two bedrooms.

The first, another double, has space for a chest of drawers or wardrobe and enjoys a bird's eye view over the village square and such annual events as the Boxing Day hunt meet and May Day maypole dancing.

Refresh and revive in the freestanding bathtub found in the bathroom, nestled off the first-floor landing, where there is also a separate shower, lavatory and wash basin.

Privately sequestered away at the top of the stairs is a guest double bedroom, with feature fire surround and views out over the garden. A "secret door" links to the principal bedroom's dressing area and a drop-down ladder gives access to the fully boarded loft for storage.



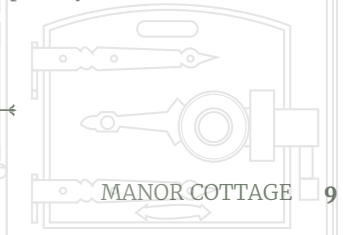
What the owners love...

“Manor Cottage is characterful and welcoming - just like the neighbours! - and we have created many special memories here in Brigstock”

HOW DOES YOUR GARDEN GROW?

French doors open up from the kitchen to the large brick patio, perfect for summertime al fresco dining with family and friends. This side garden has stone walls and a rare historic earth closet, currently used for storage.

The private and secure south-facing front garden is ideal for pets and children, with planted borders and high mature Hornbeam hedging for privacy.



The Finer Details

Freehold
 Dates back to early to mid 18th century
 Grade II listed
 Conservation area
 Plot approx. 0.13 acre

Gas central heating
 Mains electricity, water and sewerage
 North Northamptonshire Council,
 tax band E
 EPC rating D

Ground Floor: approx. 103.3 sq. metres (1111.9 sq. feet)
 First Floor: approx. 68.2 sq. metres (734.4 sq. feet)
 Basement: approx. 16.4 sq. metres (176.0 sq. feet)
 Total area: approx. 187.9 sq. metres (2022.3 sq. feet)
 Outbuilding: approx. 32.6 sq. metres (351.4 sq. feet)



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ON YOUR DOORSTEP

An historic village, dating back to Saxon times, a stroll around Brigstock will reveal its heritage, with the remnants of a 10th century tower visible at the local parish church of St Andrew.

Also served by a good range of modern amenities, local village facilities include a village shop, a home interiors shop and two public houses, The Green Dragon and The Olde Three Cocks. A home as quirky as the village within which it lies, Brigstock also features The Llama and Alpaca Experience (where you can walk with these furry animals) and the nearby Welland Gliding Club at Lyveden Airfield. Also at Lyveden is the impressive National Trust property Lyveden New Bield, with its garden walks and excellent café.

Brigstock also has a doctor's surgery, village hall, cricket club and primary school, alongside a Country Park, found just outside the village. Families are well served by local schools beyond the village, with local secondary schools available in Thrapston, Oundle and Corby. For independent schools, renowned public schools are a drive away in Oundle, Oakham, Uppingham and Stamford.

Commuter links are ideal, with easy access to the A14 and its connections to the west via the M1 and M6, and also to the east by means of the A1. Pick up a mainline rail links to London St Pancras via Kettering or Wellingborough, or travel to London Euston from Northampton. East Midlands Railway links are available from Corby.

LOCAL DISTANCES

- Corby 4.5 miles (11 minutes)
- Oundle 7 miles (13 minutes)
- Kettering 9 miles (20 minutes)
- Uppingham 13 miles (29 minutes)
- Wellingborough 16 miles (28 minutes)
- Stamford 19 miles (33 minutes)
- Oakham 19 miles (37 minutes)





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