



FLORAL COTTAGE

GLAPTHORN



Chocolate box country cottage charm awaits at the endearingly epitheted Floral Cottage, in the heart of the idyllic village of Glapthorn.

Dating back to 1670, this Grade II listed, thatched-roof, stone-built cottage retains its iconic character through a wealth of retained and restored traditional elements including deep window sills, window seats and intricate ironmongery.

Blending with sensitive and sophisticated contemporary upgrades, this detached home has a fantastic flow, perfect for modern family life.

Pull through the gated entrance and onto the driveway, where there is ample parking for four vehicles before the large garage.



VERSATILE LIVING

Making your way to the front door, step into the warmth and welcome of Floral Cottage’s snug, where honey-toned parquet flooring adds a sophisticated sense of traditionality underfoot, complementing the exposed beams overhead.

Floral Cottage has three double bedrooms, the first of which is found at this end of the home and accessed via its own staircase, making this area ideal for accommodating guests.

Make your way upstairs to the guest bedroom, decorated in calming neutral tones. Mirrored doors slide to reveal built-in storage, maximising the space in the room. Freshen up in the en suite shower room before returning downstairs to discover the rest of Floral Cottage.



WARMTH AND WELCOME

Returning to the ground floor, continue into the main sitting room, where light flows in through large windows to the front and rear. Brightly lit and bountiful, this room again features stylish herringbone flooring and features exposed beams above. Pause in the seated windows to the front and rear to admire the garden views. Warmth emanates from the open fire encased within its impressive stone inglenook.

Awash once more with light, transition from the sitting room into the classic kitchen dining room, recently refitted by the owners. Dove grey Shaker-style cabinetry offers ample storage, with a large Belfast sink, smooth granite worktops and ample space for a large farmhouse dining table. Currently housing a large electric Aga, the kitchen also offers fitted pantry storage.

Off the kitchen is a practical boot room, with direct access to a downstairs lavatory and out to the garden. Also opening up from the boot room is a large utility room, plumbed for washer and dryer and with additional storage.



AND SO TO BED...

Tucked away behind a sweet door in the sitting room, a second staircase leads to the final two bedrooms.

At the top of the stairs is the family bathroom, overlooking the garden to the rear of the home, while to the front is a spacious double bedroom dressed in dusky pink tones, and with a trio of built-in wardrobes offering storage.

A true sanctuary of sleep, the spacious principal bedroom, adorned in classic neutral shades, features a wall of built-in wardrobes alongside a traditional, latched farmhouse door opening to a walk-in dressing room. Consider the potential to reopen the connecting wall to link back to the first bedroom at the other end of the home.

ENGLISH COUNTRY GARDEN

With ample space for children to play, lawns extend to the front and rear of Floral Cottage. Beautifully landscaped and maintained, relax and soak up the sunshine on the sunken terrace near the home.

Mature planting and trees create a sense of privacy, with the garden backing onto farmland and stables.



THE FINER DETAILS

Freehold
 Detached
 Grade II listed
 Mid / late 17th century
 Oil central heating
 Mains electricity, water and sewage
 East Northamptonshire District Council,
 tax band F
 Double garage

Ground Floor: approx. 74.9 sq. metres
 (806.4 sq. feet)
 First Floor: approx. 54.3 sq. metres
 (585.0 sq. feet)
 Total area: approx. 129.3 sq. metres
 (1391.4 sq. feet)

OUT AND ABOUT

Explore the picturesque village of Glapthorn. A rural refuge with a thriving sense of community, Glapthorn is home to a friendly C of E Primary School, church and active village hall.

Rural, but not remote, connect to the nearby towns and cities with convenience, with rail travel available at nearby Peterborough, Corby and Stamford.

To the west end of the village is a recreational playing field, featuring a sports field and well-equipped children's playground with slides, climbing frame, swings and an outdoor gym.

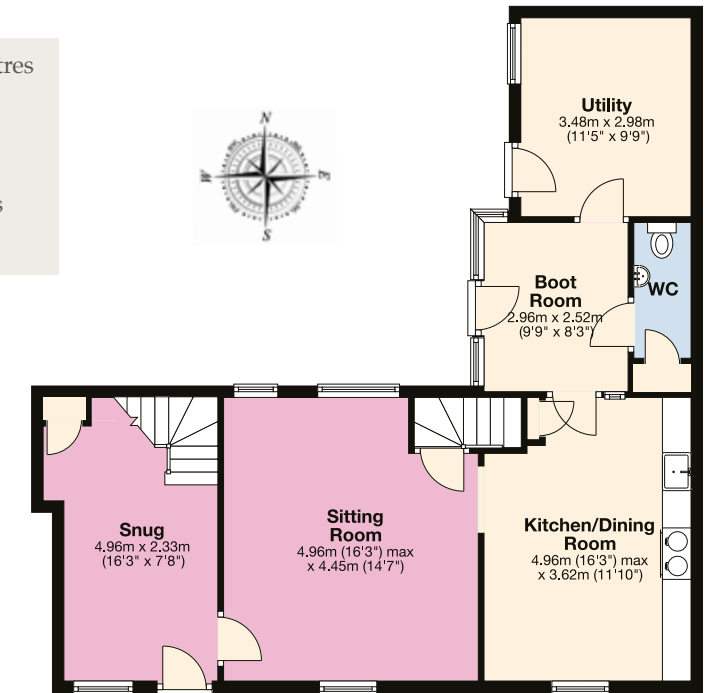
Modern comforts meld harmoniously with historic features, while countryside and convenience combine mellifluously, at the inimitable Floral Cottage, in Glapthorn.

Not far from Glapthorn is the market town of Oundle, where you can browse the range of traditional shops, dine out and pick up your shopping at the local Waitrose. The town is also home to the renowned and independent Oundle School.

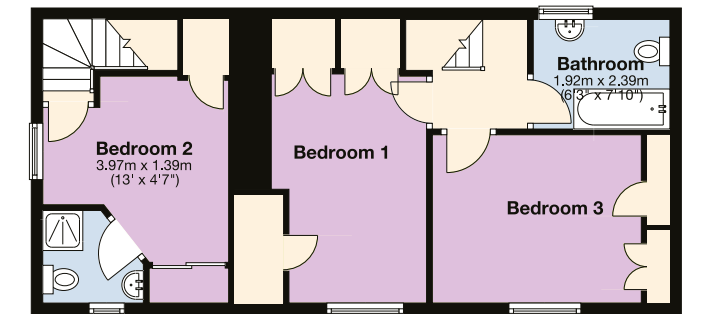
LOCAL DISTANCES

Oundle 2 miles (4 minutes)
Corby 9 miles (15 minutes)
Peterborough 15 miles (25 minutes)
Stamford 17 miles (28 minutes)

Ground Floor



First Floor



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