

THE THATCH

HARRINGWORTH



Standing in view of the Harringworth Viaduct in a leafy conservation village, The Thatch is as charming as its location. Built with family in mind, the four-bedroom cottage's quaint stone and thatch frontage belies the proportions of the home.

SUBLIME SETTING

Timber, electric gates provide privacy and lead you to a spacious gravel driveway ahead of a smart oak garage with pantile roof and built-in log store.

Built in 2009, this characterful home sits in a 0.19-acre plot, basking in views over open countryside and to the iconic viaduct beyond.













WELCOME HOME

Make your way inside the oak front door into a spacious, light sitting room. An exposed redbrick wall and a log-burning stove instil warmth and welcome. Underfloor heating flows throughout the ground floor. An oak and glass window aids the easy flow of light through to the adjacent study, featuring more exposed redbrick wall, a contemporary logburning stove and extensive views over the rear and out to the cottage garden to the front. A versatile space, it would also make a cosy snug or an ideal playroom.

Light showers down from the beautiful lantern window onto the oak floor of the dining room. With two sets of oak French doors to the side, it's the perfect place to welcome guests arriving for a summer party.









CHARACTER TOUCHES

overlooking the village lane below.











Granite worktops provide plenty of preparation space, with a window to the side flood the kitchen in natural light, whilst bespoke fitted units and a trio of pendant lights suspended above whitewashed beams combine contemporary with character.





From the kitchen, a latched door leads to the rear lobby - also accessible via double doors from the driveway - where you'll find ample room to kick off muddy boots. Just ahead, the cloakroom contains a handy walk-in shower, basin and lavatory.

A stylish laundry room features ample fitted storage and plumbing for washer and dryer, with a classic Belfast sink set within wooden worktops.





Returning to the ground floor, make your way through to the the island with breakfast bar – the perfect spot to catch up on Stash all your essentials and utensils in a fabulous walk-in kitchen, an impactful space set beneath a high vaulted ceiling. the day's events while supper is prepared. High rooflights and pantry, with space for an American fridge-freezer.

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RELAX AND UNWIND

















SLICE OF PARADISE

Absorb the watercolour sunsets in the evening Thoughtfully landscaped and planted, the garden from the large terrace, as the colours change over at The Thatch is an idyllic spot to host a summer the viaduct. A ha-ha to the bottom of the large barbecue, toast marshmallows around a firepit or lawn capitalises on the spectacular country views simply sit at the end of the day with a glass of wine beyond.



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THE FINER DETAILS

Freehold

Detached

Constructed 2009

Plot approx. 0.19 acre

Gas central heating

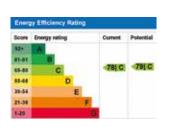
Mains electricity and water

Septic tank

EPC rating C

East Northants County Council, tax band G

Ground Floor: approx. 132.2 sq. metres (1423.5 sq. feet)
First Floor: approx. 88.4 sq. metres (951.9 sq. feet)
Garage: approx. 28.9sq metres (311 sq feet)
Total area: approx. 220.7 sq. metres (2375.4 sq. feet)





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ON YOUR DOORSTEP

Explore the peaceful village of Harringworth, famed for its gorgeous viaduct, known as both the Welland Viaduc or, by locals, as the Harringworth Viaduct – a spectacular sight in all seasons. Wander the local public footpaths an call in for a coffee and cake at Spokes outdoor café durin the spring and summer months.

For family days out, Rutland Water is nearby, with its range of golf, watersports, bike riding and picturesqu picnic spots. The nearby market towns of Uppingham and Stamford offer an array of independent shops, restaurants, cafés and boutiques.

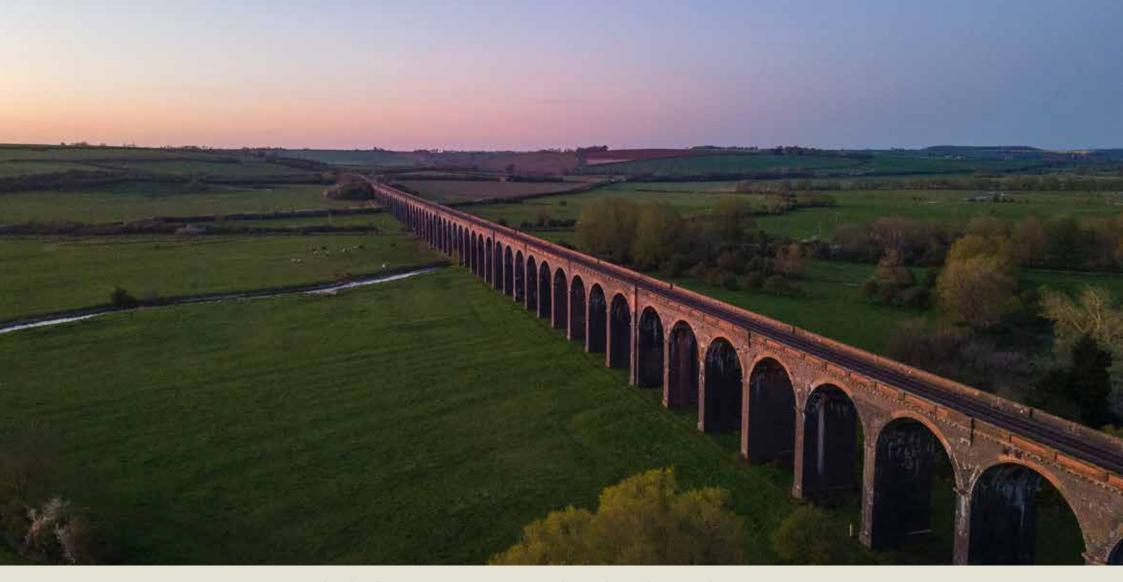
Quality schooling is in abundance in the area, with independent and state schools in Uppingham, Oakham Oundle and Stamford.

Commuting is a breeze. Corby Railway Station is just even miles away, connecting you to London St Pancras in just over an hour. The A43 and A47 connect to all he historic towns and cities this wonderful part of the ountry has to offer, ensuring you never feel far from the eaten track.

LOCAL DISTANCES

Uppingham 5 miles (11 minutes)
Corby 7 miles (15 minutes)
Oakham 10 miles (18 minutes)
Oundle 11 miles (21 minutes)
Stamford 12 miles (21 minutes)
Kettering 15 miles (27 minutes)

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