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of Welford












4 Bedrooms | 1 Bathroom | 3 Reception Rooms | Double Garage



ROSEMARY COTTAGE, 23 WEST STREET

WELFORD, NN6 6HU

-  Express Sale - Looking For 28 Day Exchange / No Upper Chain
-  Approximately 1,500 sq.ft of Current Living Space With Further Opportunity To Increase
-  Enclosed Garden With Double Gated Access (Plus Additional Garden To The Rear)
-  Three Large Reception Rooms And Kitchen/Breakfast Room
-  Major Renovation Required But A Fantastic Opportunity
-  Four Bedroom Detached Character Property
-  Four Sizeable Bedrooms and Family Bathroom
-  Beautiful Location Backing On To Open Fields
-  Large Driveway and Double Garage

LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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I would recommend Campbells to everyone, they are by far the most efficient Estate Agents around. They take the pressure off of the buyers and sellers. Exchange only took around 30 days since I accepted the offer. Thank you again to everyone at Campbells.

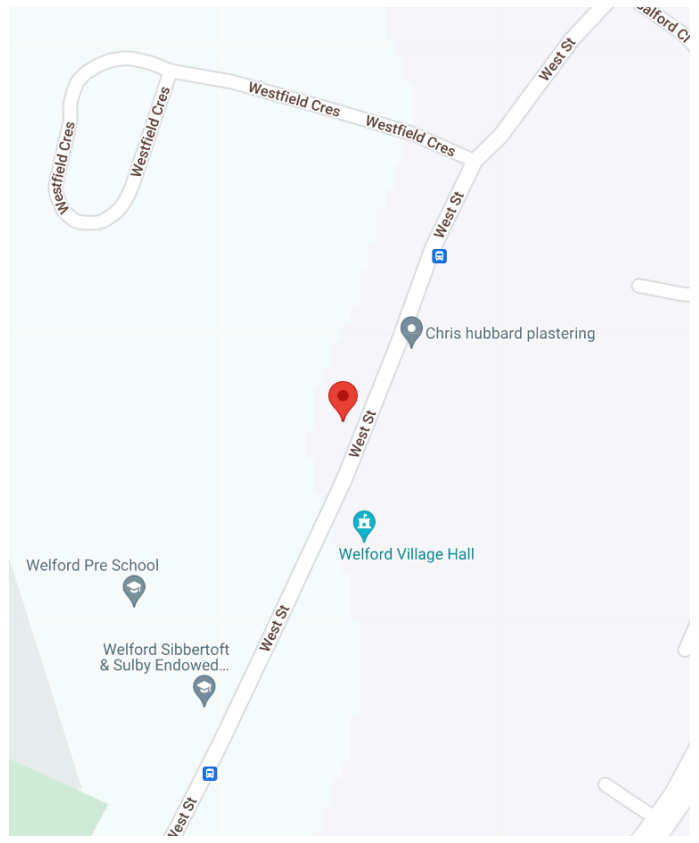
NAME: Mark, Daventry - 21st June, 2024
ABOUT: Sian, Jamie and Paul

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



LOCATION

This lovely character cottage is located on West Street in the popular Northamptonshire village of Welford. Welford is close to the Leicestershire and Northamptonshire border. The village has plenty to offer, including a local Post Office/shop, primary school, garage, public houses, a parish church and, a chapel, there is also a petrol station with convenience store; village hall and community centre. Families are well catered for within the village, with a pre-school and primary school. There is also a large playing field and sports field, to save mum and dad's taxis; there is also a fairly regular, village bus service. The village has a very active community and, there are many events throughout the year. Uniquely the village also has its own arm of the passing canal with a Marina too. The village is also surrounded by the beautiful Northamptonshire countryside, perfect for those that enjoy the great outdoors, and scenic walks. Neighbouring centres include, Market Harborough (8 miles) and, Lutterworth (approx. 9 miles,) Rugby (approx. 10 miles,) Daventry (14.9 Miles), Northampton (approx. 15 miles) and, Leicester (approx. 17 miles.) The village is also located for easy access to Junction 19 of the M1, and the A14. There are mainline rail services to London from Rugby and Market Harborough.



You have the opportunity here to buy a piece of Welford history.

Part of Rosemary Cottage dates from the 1770s - the date is built into the brickwork on the front gable. This part of the house was once part of a thatched terrace. It is thought the land registration goes back to at least 1731.

Rosemary Cottage extends back from West Street. The story goes that another room (ground floor and upstairs) was added every generation.

Previous owners built a stable, garage and outbuildings with a cob wall in the garden. At one time, the local hunt rode down the drive alongside the cottage.

In the mid 20th century, a builder lived in the house and ran his business from the outbuildings and workshops. The builder then sold it in 1972 to Cliff and Phyllis, who lived in Rosemary Cottage for more than 50 years.

They inherited many items from the builder, including a Victorian harmonium from a local chapel, which their children enjoyed playing.

Phyllis and Cliff created vegetable plots and a fruit garden, which kept them supplied for much of the year.

They remodelled part of the house in the 1970s, creating a new entrance and conservatory.

Cliff and Phyllis' family have many fond memories of this wonderful home including: Cliff running a studio pottery from Rosemary Cottage from the 1980s and Phyllis administering Welford Village Hall from an office in the house.

Part of the first floor workshop housed an intricate model railway.

The family played badminton and boules on the lawn in the private, enclosed garden. Phyllis and Cliff also played table tennis and practiced ballroom dancing in the garage. It is thought they installed the first solar panels in Welford on the house roof.

The plot is approximately 1/5 of an acre and the accommodation itself is approximately 1500 sq. Ft which could comfortably be doubled using the outbuildings that could be converted allowing even more room for customisation and personalisation (subject to the right planning and building regulations.)

The property is NOT listed.

Although major renovation is required, this house offers an exceptional opportunity for those with vision. Imagine the satisfaction of restoring this historical gem and creating your dream living space amidst the lovely village of Welford.

The large driveway and double garage offer ample parking space. You'll also find an enclosed mature garden with double-gated access, providing privacy and security.

Step inside, and you'll discover three generously-sized reception rooms and a kitchen/breakfast room. Of course, once renovated, you can decide on the layout. Upstairs, the property features four sizeable bedrooms and a family bathroom.

As you can see from the floorplan however, if you did decide to take full advantage of the outbuildings then the upstairs bedrooms could really be something quite incredible. At least one bedroom certainly needs to take advantage of the fields at the back, don't you think?



Council Tax: Band E EPC: Rating F

This four bedroom character property offers ample living space and is ready for renovation. With a large driveway, double garage, and a beautiful location backing onto open fields, this property is a dream waiting to be realised.