

NEW INSTRUCTION



QUEEN STREET  
Lower Weedon, NN7 4RA



DAVID COSBY  
ESTATE AGENTS



# 36 Queen Street

Lower Weedon, NN7 4RA

Total GIA Floor Area | Approx. 77 sqm (829 sqft)



2 Bedrooms



1 Reception



2 Bathrooms

## Features

- Detached Victorian cottage
- Retained period detailing
- Vaulted rear kitchen / breakfast room
- Two bedrooms and first-floor bathroom
- Ground-floor shower room
- Tiered rear garden with patio and countryside views
- Central village location within walking distance of amenities

## Description

A detached two-bedroom Victorian cottage with part-rendered elevations beneath a slate pitched roof, occupying a central position within the village. The property combines retained period detailing with a later vaulted rear extension, which provides a spacious kitchen/breakfast room opening onto the garden.

The accommodation is arranged over two floors and includes an open-plan sitting/dining room with inglenook fireplace and staircase rising to the first floor, two bedrooms and a family bathroom. To the rear, the vaulted kitchen/breakfast room forms the principal day-to-day living space, benefiting from good natural light and views across the garden towards open countryside.

Externally, the property fronts directly onto Queen Street with gated side access leading to the entrance porch. The rear garden is arranged over a series of tiers, with a block-paved patio adjoining the house and steps descending to planted lower levels.

The property is situated on Queen Street in the established village of Weedon, within walking distance of local amenities, canal-side walks and surrounding countryside, and is well placed for access to Northampton, Daventry and the M1 motorway.

A DETACHED TWO-BEDROOM VICTORIAN COTTAGE COMBINING RETAINED PERIOD FEATURES WITH A VAULTED REAR EXTENSION AND TIERED GARDEN ENJOYING COUNTRYSIDE VIEWS, SET IN THE HEART OF WEEDON VILLAGE.



# The Property

## Entrance Hall

Centrally positioned and approached via a panelled front door with decorative period-style glazing, the entrance hall forms a practical and well-connected reception space. A part-glazed pine door opens to the open-plan sitting/dining room, while stripped four-panel pine doors lead to the ground-floor shower room and the kitchen/breakfast room. A built-in cupboard provides shoe storage and discreetly houses the wall-mounted combination boiler.

## Sitting / Dining Room

This open-plan reception space combines living and dining areas within a characterful setting. A central oak spine beam provides period features, complemented by part-panelled walls and timber-effect laminate flooring. A staircase with quarter-winder and decorative wrought iron balustrade rises to the first-floor accommodation and a substantial inglenook fireplace with an exposed oak lintel houses a freestanding electric flame-effect stove, with integrated two-door storage set to either side. Two large, double-glazed windows to the front elevation provide good natural light. The room offers generous space for seating, with a defined area to one side currently arranged for dining with a table and chairs.

## Shower Room

The shower area includes a built-in shower cubicle and a two-door storage cupboard. The adjoining WC is fitted with a concealed cistern and wall-mounted ceramic wash hand basin. Walls are finished with decorative lining paper, with a combination of sheet vinyl and timber-effect laminate flooring underfoot. Mechanical extract ventilation is installed.

## Kitchen / Breakfast Room

Located to the rear within the extension, this spacious room benefits from a vaulted ceiling with exposed purlins. Natural light is provided by two casement windows to the side elevation and double-glazed French doors opening onto the patio and rear garden, affording far-reaching countryside views. The kitchen is fitted with a range of cottage-style base and wall units with timber fronts and roll-top work surfaces. A Belfast-style two-basin sink with chrome mixer tap is positioned beneath one of the side windows. Integrated appliances include a two-door fridge-freezer, four-burner Smeg gas hob with double electric oven below, and extractor hood with light over. Base units extend to form a breakfast bar suitable for two. The floor is finished in timber-effect laminate, and lighting is provided by three evenly spaced pendant fittings.



## The Property

### First Floor Landing

The landing features decorative wrought iron balustrading and is finished with cut-pile carpet. Natural light is provided by a rear-facing window. Walls are finished with embossed lining paper, and the ceiling is partly vaulted. Stripped pine doors lead to the bedrooms and bathroom.

### Bedroom One

Located to the front left-hand side of the property, this double bedroom benefits from a large top-hung casement window to the front elevation. There is a built-in four-door wardrobe providing hanging space and shelving. Walls feature traditional timber panelling with decorative lining paper above. The ceiling is partly vaulted with a central plaster ceiling rose, and the floor is finished in matching cut-pile carpet continuing from the landing.

### Bedroom Two

A single bedroom positioned to the rear of the property, suitable for a variety of uses, including as a home office or hobby room. A top-hung casement window to the rear elevation provides pleasant countryside views. The floor is finished in cut-pile carpet, with neutrally decorated walls and a partly vaulted ceiling.

### Bathroom

Located to the front of the property, the bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over and tempered glass screen, wash hand basin set within a vanity unit, and WC with concealed cistern. A top-hung casement window provides natural light. The ceiling is partly vaulted with painted panelling, while the walls are finished with ceramic metro-style tiling. The floor is laid with geometric patterned tiles.



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# Grounds

## Front Aspect

The property fronts directly onto Queen Street, within the centre of Lower Weedon. Gated side access leads via a block-paved path to the principal gabled entrance porch. An adjacent gravelled area provides space for storage and potted planting.

## Rear Garden

The rear garden is arranged over a series of elevated tiers, with a generous block-paved patio adjoining the house and affording far-reaching countryside views. A substantial timber garden shed, fitted with double doors and a side casement window, provides useful storage or potting space. Block-paved steps lead down to the middle and lower sections of the garden, which incorporate raised timber planting beds stocked with established plants and shrubs. The garden is enclosed by brick boundary walls to the perimeter.



## Location

The property is located in the village of Lower Weedon within walking distance of local amenities and countryside walks. Originally known as Weedon-Bec this historic village lies close to the Roman Watling Street where it crosses the river Nene. The Grand Union canal passes through the village providing tranquil waterside walks.

A prominent feature of the village is the former Royal Ordnance Depot, originally developed as a secure military facility in the Napoleonic era and reputedly intended as a safe inland retreat for George III and his family. Today, the Depot has been sensitively adapted to house artisan workshops, antique stores, bookshops, creative studios, offices, and a microbrewery that hosts regular food and craft events.

Weedon is located close to the M1 motorway, making easy access for commuters to reach London or other major cities. There are also excellent transport links with nearby towns such as Daventry, Towcester, Northampton, and Rugby.

With green spaces, waterways, and good local amenities including a primary school, doctors surgery, shops, pubs, and restaurants; for those looking for a village location with superb facilities, Lower Weedon is the perfect location.

## Property Information

**Local Authority:** West Northamptonshire Council **Tenure:** Freehold

**Services:** Water, Gas, Electricity, Drainage **Heating:** Gas Central Heating

**Council Tax Band:** Band C **EPC Rating:** Rating D

**Broadband:** Ultrafast available with up to 1000Mbps Download

### Important Notice

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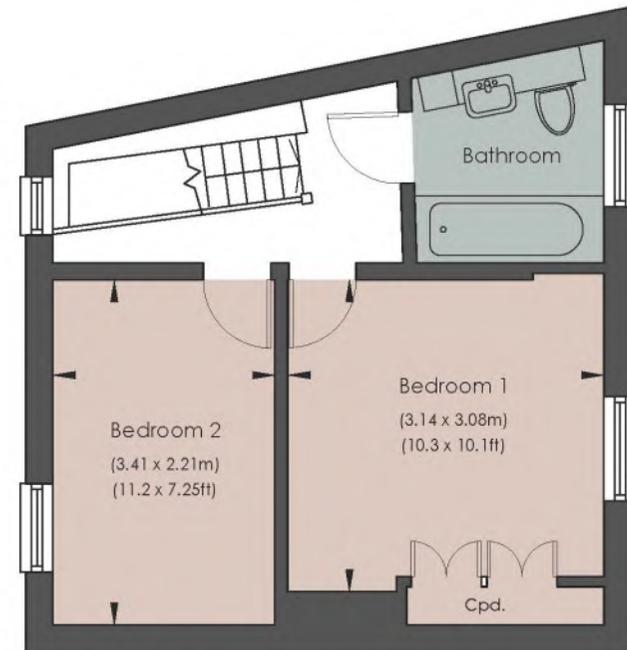


# Queen Street, Weedon, NN7 4RA

Approximate GIA (Gross Internal Area) = 77 sqm (829 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.



FIRST FLOOR GIA = 29 sqm (312 sqft)



GROUND FLOOR GIA = 48 sqm (517 sqft)



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