

NEW INSTRUCTION



FLORE

Bliss Lane, Flore, NN7 4LJ



DAVID COSBY
ESTATE AGENTS



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Total GIA Floor Area | Approx. 66 sqm (710 sqft)



Features

- Late Victorian end-terrace cottage
- Picturesque village location
- No onward chain
- Coursed ironstone façade
- Two-bedroom accommodation
- Sitting room with central fireplace opening
- Kitchen/dining room with vaulted ceiling detail
- Convenient access to the A45, M1 and Long Buckby station

Description

An attractive ironstone end-terrace cottage situated on Bliss Lane in the well-regarded village of Flore. Dating from the late Victorian period, the property displays a front elevation of coursed ironstone with red brick detailing beneath a pitched slate roof, with rendered rear elevations and accommodation arranged over two floors.

The ground floor centres around a well-proportioned front sitting room with two casement windows and a double-sided fireplace, offering potential for the installation of a wood-burning stove. The room is arranged to provide both a main living area and a smaller snug space. To the rear, a kitchen/dining room within the extension features part-vaulted ceilings with exposed timber purlins and rafters and opens directly to the garden via a stable door. At first floor level, a central landing gives access to two bedrooms and a bathroom.

Flore is a picturesque village to the west of Northampton with a primary school, shop, post office and public house, and good access to the A45, M1 (J16) and mainline rail services from Long Buckby.

A CHARMING LATE VICTORIAN IRONSTONE
END-TERRACE COTTAGE WITH TWO BEDROOMS,
SITUATED ON BLISS LANE IN THE PICTURESQUE
VILLAGE OF FLORE AND OFFERED FOR SALE WITH
NO ONWARD CHAIN.



The Property

Sitting Room

The front-facing sitting room is entered directly from Bliss Lane through a traditional framed, ledged and braced slatted door. A well-proportioned room, it enjoys good natural light from two individually glazed casement windows and centres on a double-sided open fireplace with a riven stone-effect hearth. Subject to the usual consents and regulations, there is potential for the installation of a double-sided wood-burning stove.

The room is arranged in two clearly defined areas, allowing for a more intimate sitting space or snug to one side. This area is served by built-in timber storage, including upper shelving, a two-door base cupboard and a further corner unit with shelving and a single-door cabinet housing the gas meter.

The larger part of the room currently serves as the main living area, with quarter-winder timber stairs and a painted timber balustrade rising to the first floor. A glazed door opens to the kitchen/breakfast room.

Kitchen / Dining Room

Located within the rear extension, the kitchen/dining room features partly vaulted ceilings with exposed timber purlins and rafters. The dining area enjoys good natural light from a two-light casement window overlooking the rear garden and has direct access outside through a timber-framed stable door with glazed panel. The kitchen is fitted with a range of base units and incorporates a stainless-steel sink and drainer with pillar taps set beneath a double-glazed window overlooking the rear aspect.

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The Property

First Floor Landing

Centrally positioned, the first-floor landing is fitted with cut-pile carpet and is neutrally decorated, with part-vaulted ceilings.

Traditional four-panel solid timber doors open to the principal bedrooms and family bathroom, while two built-in wardrobes provide useful storage, one fitted with slatted shelving and the other with a hanging rail and shelf.

Bedroom One

A double bedroom positioned to the front of the property, with an individually glazed casement window overlooking Bliss Lane. The room features part-vaulted ceilings, neutral décor and cut-pile carpet.

Bedroom Two

A single bedroom positioned to the front of the property, with an individually glazed casement window providing natural light. The room has neutral décor and a ceiling hatch providing access to the roof void.

Bathroom

The bathroom is fitted with a three-piece suite comprising a bath with chrome pillar taps and electric shower over, a pedestal wash hand basin, and a close-coupled WC.

The floor is finished in sheet vinyl, while the walls are tiled to half height with profiled trim, with painted walls above. A frosted double-glazed casement window to the rear provides natural light.



Grounds

Front Aspect

The property fronts directly onto Bliss Lane and presents an attractive façade of roughly hewn ironstone with red brick details to the window and door openings. Steps rise to the main entrance, and shared side access leads through to the rear aspect.

Rear Aspect

The shared rear garden is laid partly to gravel with grassed areas to either side and is enclosed by a combination of timber post and rail fencing and traditional brick garden walling.

A stable door provides direct access to the dining area, creating a practical connection between the house and garden. There is a right for the adjoining properties in the terrace to use and access this open space to the rear.



Location

Flore is an attractive village situated on a gentle south-facing slope above the River Nene, to the west of Northampton. Mentioned in the Domesday Book, it has a long history and retains a well-established village character.

The completion of the Flore bypass has significantly reduced through-traffic, helping to preserve its peaceful atmosphere. Despite its rural setting, Flore remains well connected, with the A45 providing access to Northampton and Daventry and Junction 16 of the M1 just a few minutes away. Long Buckby Station, approximately six miles away, offers direct rail services to London Euston and Birmingham New Street.

The village is served by Flore Church of England Primary School, which has a good reputation locally, and falls within catchment for several well-regarded secondary schools in the area. Day-to-day amenities include a village shop, post office, public house, and parish church, with a wider range of services available in nearby Weedon, Towcester, and Northampton.

Property Information

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

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

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

Broadband: Ultrafast available with up to 1000Mbps Download

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.

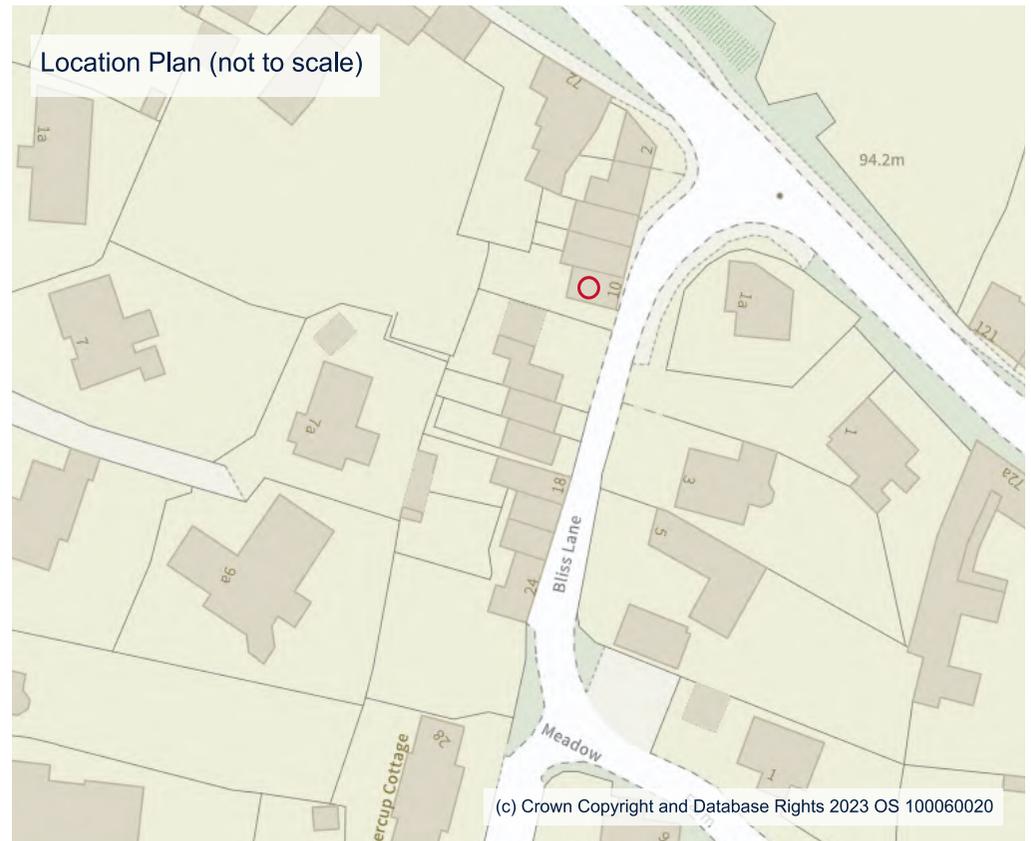
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In accordance with the Estate Agents Act 1979, we declare that the vendor of this property is a consultant surveyor engaged by the selling agent.

Flore Village



Location Plan (not to scale)



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Approximate GIA (Gross Internal Area) = 66 sqm (710 sqft)



GROUND FLOOR GIA = 37 sqm (398 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)



FLORE

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