Characterful thatched cottage in elevated position in the picturesque village of Brigstock.

Situation
Brigstock is a village in Northamptonshire located south east of Corby. The village is an ancient settlement dating back to the Bronze Age with several properties appearing in the Doomsday Book. There are a number of listed buildings in the village with its centre being in a Conservation Area. The village provides a range of amenities including two shops, two churches, a primary school, a village hall, a doctors’ surgery and two public houses. The centre of the village is characterised by stone built houses with brick built properties dominating the outskirts. 4 Grafton Road is located in the southern part of the village on the cross roads of Grafton Road and Park Walk.

Property
The property is a stone built cottage, set within 0.2 of an acre, with thatched roof to the front and concrete tile to the rear of the house. The accommodation is arranged over two storeys and extends to approximately 1,424 sqft (132.4 sqm). The property is accessed via an entrance porch leading to an open plan sitting room/dining room with feature fire places on either end of the room. Towards the rear of the property, there is a good sized study, an L-shaped kitchen and a rear garden door. Upstairs, there is a large landing, three good sized bedrooms, with wash up basins in each, and a family bathroom with a separate toilet. The property features a number of exposed original timber beams which have been painted black and some exposed stone walls in the kitchen and the study.
Features
• Stone built character cottage
• Elevated position within village
• Many original features
• Extensive gardens
• Outbuildings to the rear
• Garage to the front with parking space in front

Outside
The property benefits from a large landscaped garden to the front which accentuates the elevated position of the cottage. The front garden extends to approximately 0.1 of an acre and contains a number of shrubs and decorative trees. There are two paved pathways leading to the property, one through an arched gateway and one adjacent to the detached garage. The change of elevation between the street and the cottage creates potential for the flat roof of the garage to be used as a terrace.

To the rear of the property, there is a further paved patio area with a number of raised beds and part of the garden laid to lawn. To the rear of the property there is also a stone built outbuilding containing two stores and an outside toilet. Behind the outbuilding, there is a well-kept rectangular garden currently laid to lawn, which could be used as vegetable garden.
IMPORTANT NOTICE

Berry's, their clients and any joint agents give notice that:-

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.

2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

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5. Any areas, measurements or distances are approximate.

6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.

7. Purchasers must satisfy themselves by inspection or otherwise.

Method of Sale

The freehold of the property is available for sale by Private Treaty with vacant possession on completion.

Services

The property is connected to mains electricity, water, gas and sewerage. None of the services have been tested by the agents.

Viewing

Strictly by appointment only – 01536 532376.

Registered Title

NN217290

Council Tax

Band F - £2,238.86

Local Authority

East Northamptonshire District Council
Cedar Drive
Thrapston
Northamptonshire
NN14 4LZ
Tel: 01832 742000
www.east-northamptonshire.gov.uk

Energy Efficiency Rating

Current | Potential

EE Rating: D | F

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