The Hovel, Watling Street East
£375,000 Freehold

- Two Interconnecting Cottages
- 3/4 Bedrooms, Annexe Potential
- Two Reception Rooms, Open Fires
- Two First Floor Bedrooms, Bathroom
- 2nd Floor, 1/2 Further Bedrooms
- 140ft Rear Mature Garden
- Backing Directly Onto Mill Leat
- Grade II Listed Cottage
- EPC Energy Rating Exempt
Comprising two properties and with 3/4 bedrooms, the Hovel dates from the early 19th Century and is listed Grade II as a property of architectural or historic interest. Built predominantly of stone under a pitched slate roof, the cottage interconnects with the adjacent brick cottage to provide a substantial home and could be renovated to create two separate self-contained homes, if required (subject to planning permission). The layout also lends itself to creating a second floor master suite or with the addition of a staircase, a further bedroom. The property also boasts a rear garden in excess of 140ft in length, which widens to over 35ft at the rear, stopping at the mill leat, making it ideal for an entertaining/barbecue terrace overlooking the water.

LOCATION: TOWCESTER is a thriving town centred on the historic Market Square, where there are shopping and other facilities. Towcester is situated on the junction of the A5 Watling Street and the A43 Oxford to Northampton Road. Improvements to the A43 have provided the town with an excellent high speed road link to Northampton, the M1 and the M40. Milton Keynes with its Inter-city rail service (London Euston 40 minutes) is approximately 12 miles to the south. Sporting facilities in the area include a Leisure Centre in Towcester, motor racing at Silverstone and golf at Farthingstone, Silverstone and Whittlebury. There are also churches of several denominations in the town.

www.britinfo.net/index_Towcester.htm


Explanation: The properties are interconnected on the ground floor through a doorway. The bedroom adjacent to the master bedroom is formerly the second bedroom of 178. The staircase was removed allowing a WC to be installed on the first floor of 178.
HALLWAY: Approached through a multi-paned and panelled front door, the hall has a mat well and a doorway to:

SITTING ROOM: 15' 4" x 14' 8" (4.67m x 4.47m) Featuring an arched open fireplace with recesses either side of the chimney breast, one with a cupboard below. There is a multi-paned sash window with a seat below to the front elevation, a further window to the rear elevation, an exposed ceiling beam with support post, a TV point, both double and single radiators, stairs to the first floor with an under stairs cupboard and a doorway to 178.
KITCHEN: 15' 4" x 8' 7" (4.67m x 2.62m) Furnished with free standing units, there is an enamel Belfast sink on brick columns and drainer adjacent, a quarry tiled floor, windows to the side and rear elevations, a double radiator and a door to the rear garden. A wall mounted ‘Ideal’ gas fired boiler serves the radiator heating and domestic hot water.

LANDING: With wooden latch doors to bedroom two and the second floor staircase and a doorway to:

BEDROOM TWO: 15' x 8' 11" (4.57m x 2.72m) Retaining the original cast iron fireplace set into the chimney breast with recesses either side. There is an exposed ceiling beam, a multi-paned sash window to the front elevation and a double radiator.

BATHROOM: 10' 1" x 6' 10" (3.07m x 2.08m) Containing a three piece suite of a sunken bath with a mixer tap shower over, a wash hand basin with a vanity area either side and a low level WC. There is an exposed ceiling beam, a wood panelled wall, an airing cupboard and two windows to the rear elevation.

2ND FLOOR MASTER BEDROOM: 16' x 11' 1" (4.88m x 3.38m) (at eaves height) With a vaulted ceiling and exposed ceiling timbers, there is a multi-paned window to the rear elevation, two eaves storage cupboards and a radiator. A doorway leads to:

BEDROOM FOUR: 11' 1" x 9' 10" (3.38m x 3m) Formerly the second bedroom of 178, this room has exposed Elm floorboards, a dual pitched ceiling, exposed ceiling beams and a multi-paned window to the rear elevation.

178 WATLING STREET EAST:

SITTING ROOM: 10' 9" x 9' 7" (3.28m x 2.92m) Presently used as a dining room, there is a stripped panelled door to the front elevation, an arched open fireplace a multi-paned sash window to the front elevation, a recess either side of the chimney breast and a double radiator.
UTILITY ROOM: 7' 9" x 6' (2.36m x 1.83m) Formerly the kitchen of 178, this is now a utility room and provides plumbing for an automatic washing machine, space for a tumble drier, an under stairs cupboard, a multi-paned window to the rear elevation and a stripped ledge door to the staircase.

LANDING: With doors to the bedroom and:

WC: Providing a low level WC and an inset wash hand basin with a cupboard space below.

BEDROOM: 12' 4" x 9' 8" (3.76m x 2.95m) With a multi-paned sash window to the front elevation, arched and square recesses and a double radiator.

OUTSIDE: Immediately behind the property is a courtyard area with a pathway leading past shaped flower and shrub borders, a timber garden shed and lawn. The pathway continues past mature trees with further borders and wild flower beds, to the Mill Leat at the rear. The garden here measures over 35 ft in width and would be an excellent location to create a terrace overlooking the water. At the side of the terrace is a wrought iron gate, giving access to the courtyard.

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