



Hopcroft, Blisworth

Offers in the region of **£300,000**



JACKIE OLIVER & CO

Hopcroft, 23 High Street, Blisworth,  
Northamptonshire, NN7 3BJ

This pretty stone built cottage is situated a stone's throw away from local amenities in this popular and well serviced South Northamptonshire village.

Entrance Hall | Kitchen/Breakfast Room |  
Sitting Room | Lobby | Ground Floor Bathroom |  
Two Double Bedrooms

#### The Property

Enjoying an elevated position along the picturesque village High Street in Blisworth, this pretty stone built cottage offers characterful accommodation in a conservation area. Approached via a picket gate, the ground floor comprises an entrance hall, a sitting room with open fireplace, a kitchen/breakfast room, rear lobby and a bathroom whilst the first floor offers two double bedrooms. Externally the property benefits from a fully enclosed south facing rear garden enjoying a private aspect, a lawned front garden and a single garage.



- Mains water & drainage
- Mains gas (boiler installed 2016)
- uPVC double glazing
- Freehold
- Council tax band C
- EPC rating band D





## The Ground Floor

Approached via a picket gate with pathway, the uPVC part glazed front door opens directly into the entrance hall with ceramic tiled flooring underfoot and a full height cupboard providing useful storage. A latch & brace door opens into the generous sitting room providing ample space for a range of furniture centred around a feature open fireplace with a stone surround, a tiled hearth and a timber mantle over. An exposed beam runs the length of the room and a display recess has integral shelving. Wooden doors with period ironmongery provide character details and two windows enjoy views of the picturesque High Street at the front of the home. The rear lobby has a useful pantry cupboard with power & light and space for a 'fridge/freezer whilst the three piece bathroom offers a bath with shower over, a wash basin & W.C.

## The Kitchen/Breakfast Room

The kitchen is fitted with a range of floor and wall mounted storage cupboards and working surfaces whilst still affording room for a table. The electric oven is built-in with a four ring gas hob and space is provided for your own washing machine and dishwasher. A one & a half bowl ceramic sink enjoys views over the rear garden which is accessed via a half glazed wooden door at the side.

## How far to...?

-  Blisworth Village Shop & Post Office  
c 50 yards
-  Towcester Town Centre  
c 4 miles
-  Northampton Train Station  
c 5.5 miles

## The First Floor

Accessed via an enclosed staircase from the sitting room, the first floor landing has a window to the side and doors into the two bedrooms which are both doubles in size, one looking to the front of the home and the other to the rear.

## The Gardens & Garage

The front garden is laid to lawn with mature shrubs & a tree and enclosed on two sides by stone walling whilst lying open plan to the neighbouring garden of Greystones which enjoys a right of way along the garden path. The rear garden enjoys a south facing aspect and is fully enclosed by timber fencing. A patio seating area lies adjacent to the rear of the cottage with the remaining garden entirely laid to lawn with a selection of shrubs. A timber side gate leads to the garage which is situated on the left hand side of the cottage with double wooden doors to the front. Access to the garage is granted by right of way along a driveway owned by the neighbouring property, Greystones.



## Blisworth

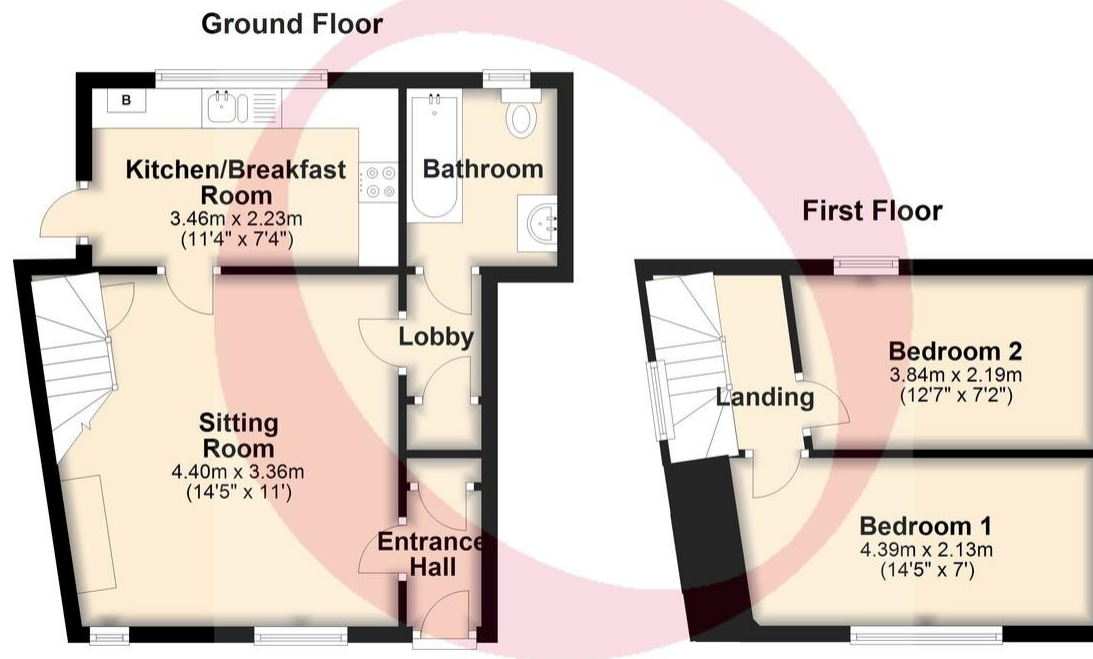
Enjoying a picturesque location along the banks of the Grand Union Canal, Blisworth is a thriving village with amenities including a village shop and post office, two Churches, a Doctors surgery, village hall and two pubs, both serving food and one offering hotel accommodation. A football club and playing fields with football pitches, a cricket pitch and an outdoor basketball court offer outdoor activities and the village also has numerous clubs to suit a range of interests, along with allotments and a scout hut.





The village is conveniently positioned between the historic market town of Towcester and well serviced Northampton where a mainline train station connects to London & Birmingham. Major trunk roads such as the A43, A45 & the M1 are also easily accessible.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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148 Watling Street East, Towcester, Northamptonshire, NN12 6DB

talk to us... 01327 359903 [www.jackie-oliver.co.uk](http://www.jackie-oliver.co.uk)

