



THORPE COTTAGE

South Street, Weedon, NN7 4QP



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ESTATE AGENTS



Thorpe Cottage

South Street, Weedon, NN7 4QP

Total GIA Floor Area | Approx. 62 sqm (667 sqft)



2 Bedrooms



2 Receptions



1 Bathrooms

Features

- Perfect first home or investment property
- Offered with no upward chain
- Outstanding countryside views to the rear
- South facing garden
- Brick outbuilding
- Desirable village location
- Two bedrooms
- Original Edwardian features
- Refitted Bathroom & Kitchen

Description

Thorpe cottage is a distinctive Edwardian mid-terrace home with architectural characteristics and build-quality which make it stand out from the crowd. The property has been tastefully refurbished and is available with no onward chain, making an ideal first-time purchase or investment property. Of particular note are the far-reaching countryside views across pastureland and the good sized private south facing rear with separate brick outbuilding. The property is located in the historic and vibrant village of Weedon benefiting from a good range of local facilities and an active community. Accommodation includes two good sized bedrooms, a front reception / sitting room, separate dining room, kitchen and bathroom.



As the street name suggests, Thorpe Cottage is located to the south of the vibrant village of Weedon which offers a combination of rural charm and modern amenities.

The Property

Entrance Hall

The entrance hall is accessed via a traditional four-panel timber door with brass ironmongery and obscured upper glazed panes. The typically high Edwardian ceilings which continue throughout the property ensure that all rooms are bright and airy. Newly fitted, plush cut-pile carpet has been laid which extend up the quarter winder stairs and walls are neutrally decorated. Stripped four panelled pine doors lead to the front reception / sitting room and the rear dining room. A useful under-stairs storage cupboard has been formed with plumbing for a washing machine.

Reception / Sitting Room

Located to the front of the property and with a large six-unit window overlooking the front aspect, the sitting room has matching cut pile carpet and part decorative lining paper to the walls. Original timber shelving is fitted together with profiled plaster covings.

Dining Room

The dining room is located to the rear of the property and has a two-unit window overlooking the garden and a part glazed door opening onto the patio area. Floors are finished with matching cut pile carpet and walls have been tastefully finished with part decorative lining paper. An original Edwardian stripped pine unit has been formed to the left-hand side of the chimney breast with wrought iron handles and fitted shelving. A grab matt with aluminium trims has been formed around the rear entrance door and an opening has been formed providing access to the kitchen.

Kitchen

Newly fitted with tasteful shaker style base and wall units in goosewing grey with light ash effect work surfaces and a contemporary inset sink with chrome mixer tap. A free standing two door electric oven with induction hob has been installed with matching extractor hood and light over. Walls are partly finished with white ceramic tiling and floors are finished with oak effect timber laminate boards. A two-unit window overlooks the south facing rear garden providing good natural lighting.





The Property

First Floor Landing

Neutrally decorated and new cut pile carpet, the landing area has stripped pine panelled doors with brass ironmongery leading to the bedrooms and bathroom.

Master Bedroom

A double bedroom located to the front of the property and with two separate windows providing good natural lighting. The bedroom has new cut pile carpet and part decorative lining paper to a feature wall with retained Edwardian fireplace and surround. A built-in cupboard has been formed with clothes rail and upper slatted pine shelving. A further large wardrobe which houses the combination boiler ensure ample storage space.

Bedroom Two

A further double bedroom with outstanding south facing countryside views over pastureland. Floors have newly fitted cut pile carpet and walls are partly finished with decorative lining paper to the feature wall which has retained a traditional Edwardian fireplace. There is a single built-in cupboard accessed via a stripped pine door with clothes rail and upper shelving.

Family bathroom

Located to the rear of the property and with a newly fitted three-piece white bathroom suite consisting of close-coupled WC, wash hand basin with pedestal and chrome mixer tap, and panelled bath with rainfall shower and separate hose over. Tiling has been fitted to splashback areas and heating is provided by a chrome towel rail. Floors are finished with timber effect vinyl and there is a part obscured double glazed window to rear provide good natural lighting and south facing countryside view.



Grounds

Front Aspect

Thorpe Cottage is set back from the main road with a newly mulched two-tiered front garden and engineering brick steps leading to the main entrance.

Rear Garden

The rear garden has a pretty patio area laid with reclaimed facing bricks and a perimeter brick retaining wall with steps leading up to a pathway which extends to the far rear of the garden. This patio area has direct access to the dining room and is perfect for alfresco entertaining. To the far rear of the garden there is a useful brick outhouse beneath a mono pitched roof clad with slates containing water closet and separate small store area to the rear. There is a further hard standing area to the rear of the garden formed from reclaimed bricks and backing onto pastureland. The main central portion of the garden is laid with shingles and has a well-tended apple tree surrounded by flowing shrubs. Boundaries to the left-hand side comprise timber close-board fencing, and a hedge row has been formed to the right-hand side boundary. A projecting canopy has been fitted above the main rear entrance door and is clad with natural slates and supported on timber gallows brackets.

A right of way for the subject property extends across the adjoining terraces to the right-hand side with gated access.



Location

As the street name suggests, Thorpe Cottage is located to the south of the vibrant village of Weedon which offers a combination of rural charm and modern amenities. 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 also passes through the village providing tranquil waterside walks.

Nestled between the grand union canal and railway line is the Church of St. Peter and St. Paul. A church that was largely rebuilt in the early 19th century, but which still retains its fine and embattled tower from the 12th century.

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

For those looking for a peaceful place to live, Weedon Village is the perfect location. The village has green spaces, waterways, and good local amenities including shops, pubs and restaurants.

One of Weedon's most familiar structures is the Royal Ordnance Depot which now forms a unique space offering a selection of artisan workshops offices, studios, antique stores, book shops, and even has a brewery that holds events with local food vendors every weekend.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Gas, Electricity

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

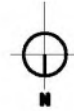
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Thorpe Cottage, South Street, Weedon

Approximate GIA (Gross Internal Floor Area) = 62 sqm (667 sqft)

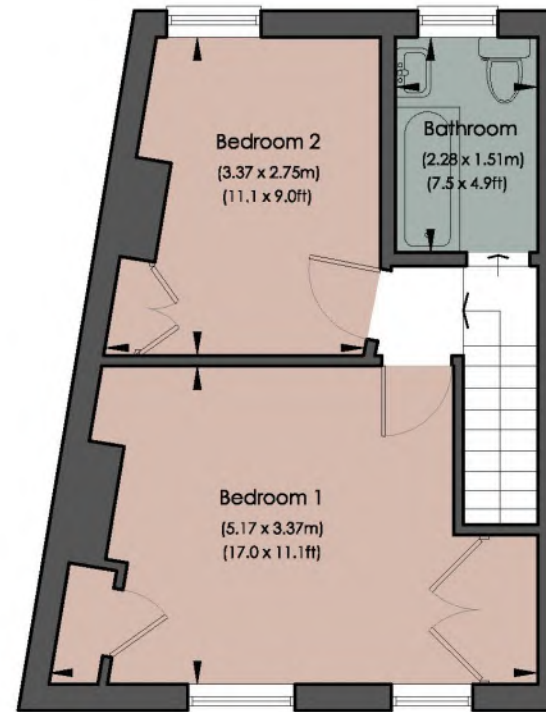


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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.



GROUND FLOOR - GIA = 31 sqm (334 sqft)



FIRST FLOOR - GIA = 31 sqm (334 sqft)



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