

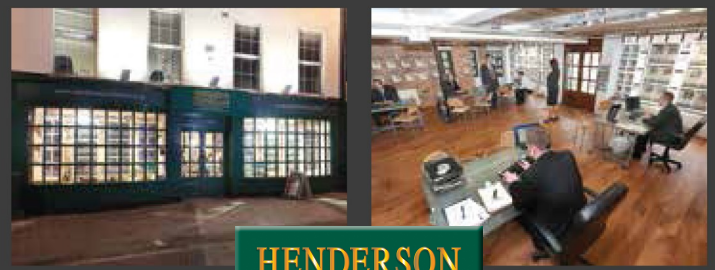


Total area: approx. 310.7 sq. metres (3344.1 sq. feet)

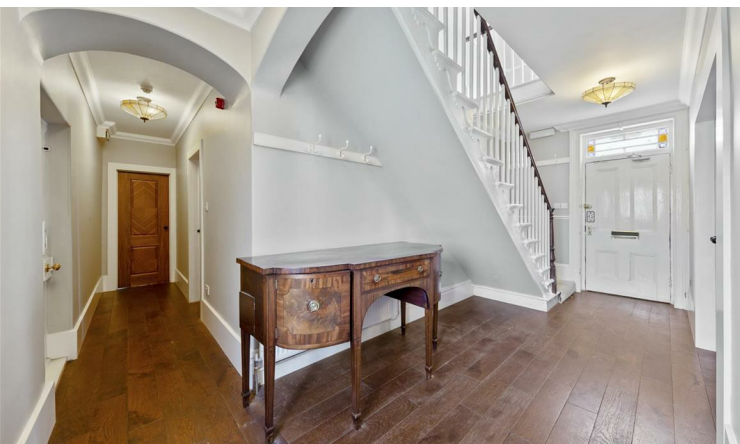
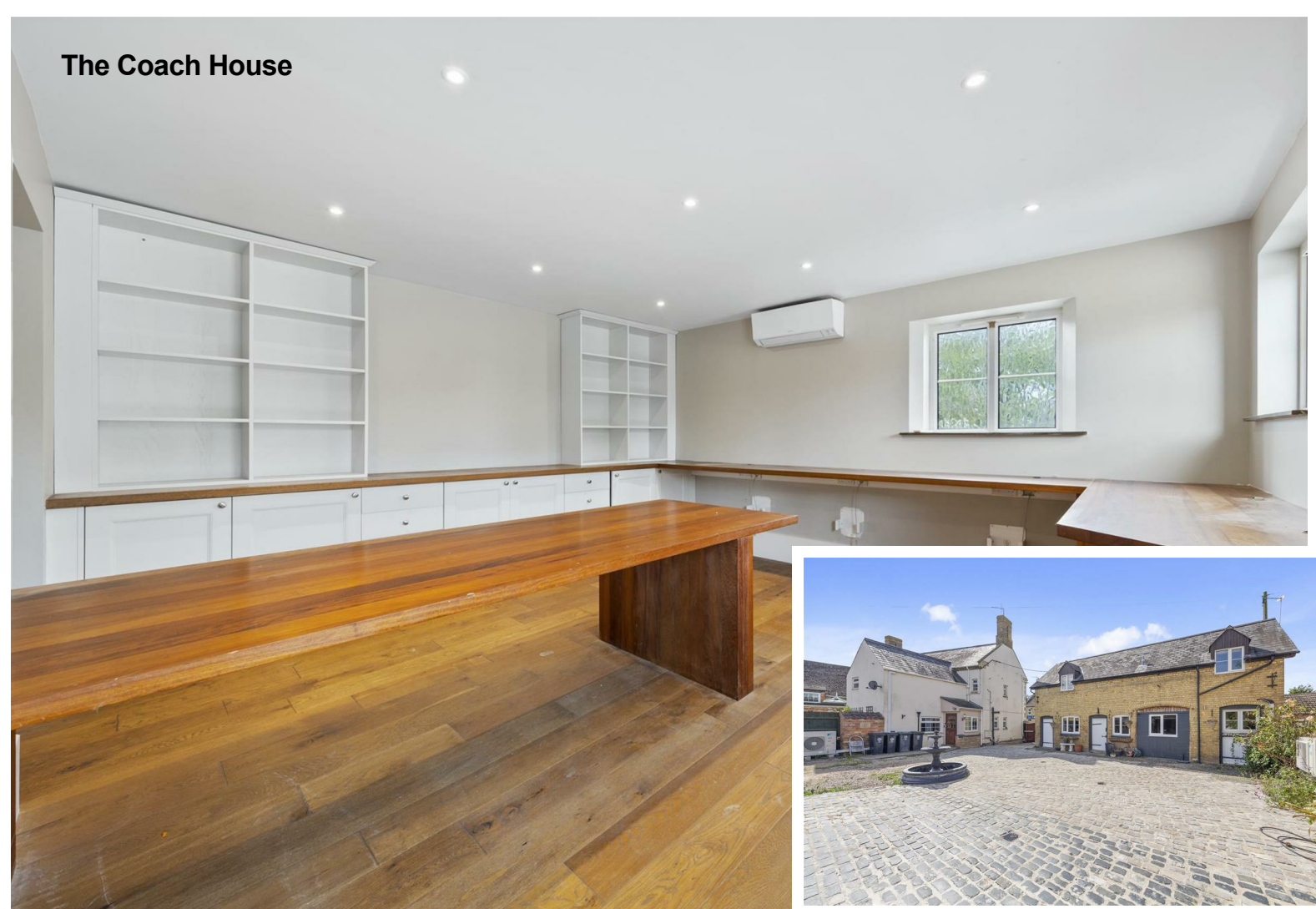
Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Village Life Awaits

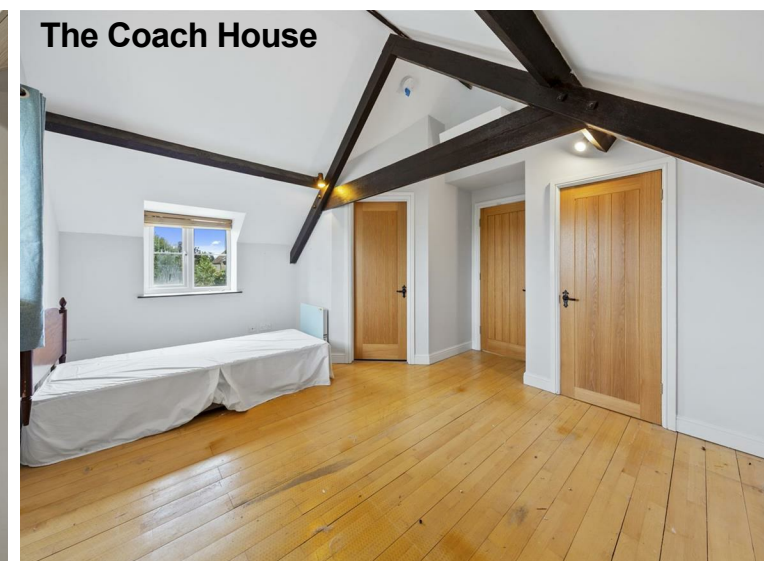
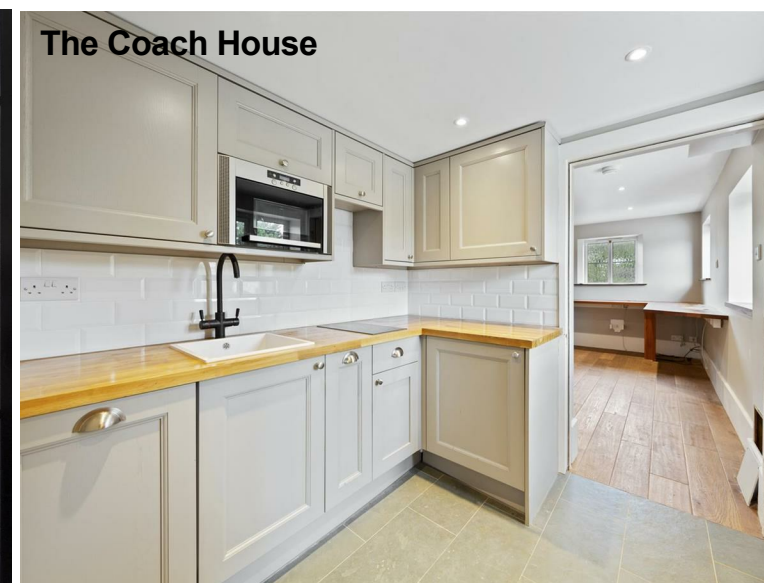


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2, North Street,
Titchmarsh, NN14 3DH

Price Guide £775,000





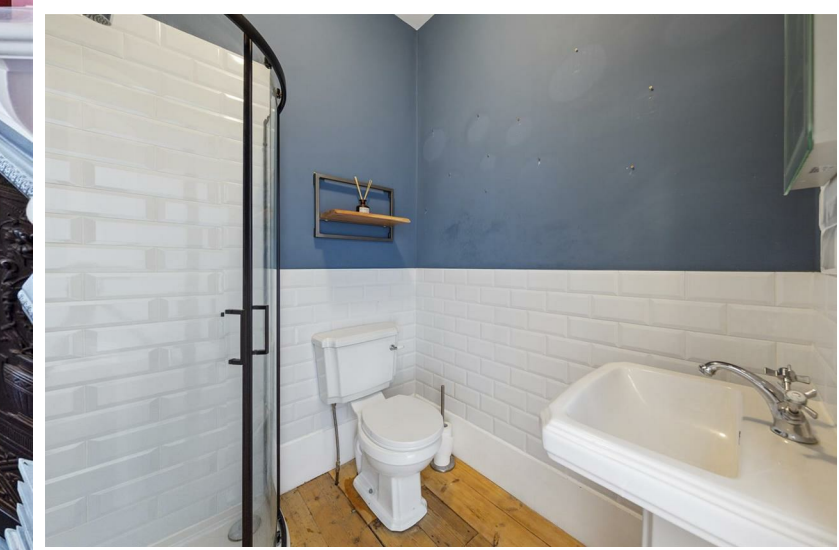
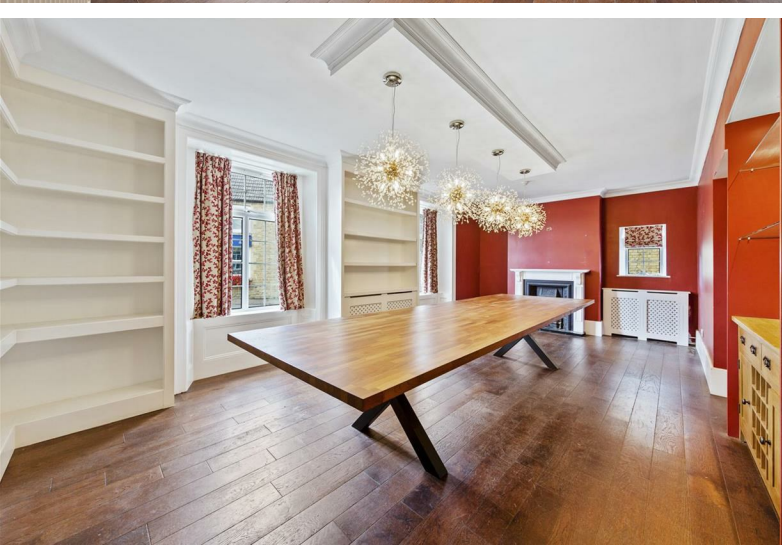
"Village Life Awaits"

A significant stone residence, thought to date back to the 1600's in parts, is constructed of attractive stone under a slate roof. You will find many retained features, including stained glass windows, exposed stone walls and beams, high ceilings together with some fabulous recent renovations. The reception rooms offer versatile living, most overlooking the picturesque country lane. To the first floor are four double bedrooms, all with upgraded en suite facilities, the master bedroom affording wonderful views across neighbouring fields and a luxurious principal bathroom. The Coach House, offers a multitude of uses ideal as an annexe or those working from home, and currently comprising a large workspace with access to a shower suite, a kitchenette, a boot room/utility and two double bedrooms, each with upgraded en suites. Accessed via electric timber gates, a large granite cobbled courtyard provides off - road parking for multiple vehicles, together with a double garage with adjoining workshop and terraced areas. EPC Rating D: COUNCIL TAX: D

GARDENS AND EXTERIOR

The property is approached via gated access onto a granite cobbled drive driveway which offers off road parking for multiple cars and leads to a double garage measuring 17'8 x 16'7 which has access to a useful workshop, both equipped with power and lighting. The courtyard is a low maintenance outdoor space, and offers the opportunity for the new owners to complete the exterior garden space to suit individual needs.





INTERIOR

- Impressive stone residence located within the heart of Titchmarsh village to include the principle residence and Coach House accommodation
- Dating back in parts to the 1600's and retaining many original features throughout, having been recently upgraded in parts by the current owners
- Entrance hallway with stairs leading to the first floor and doors to reception rooms leading to;
- Kitchen/ breakfast room to include a range of eye and base level units with roll top worksurfaces with one and a half stainless steel sink and drainer inset, space and plumbing for a double fridge freezer, space for range cooker (available by separate negotiation) and metro tiled splashbacks.
- Dining room - an exception entertaining space with solid wood flooring, with dual aspect, open feature fireplace, and bespoke fitted book shelving. Door to inner hallway and double doors to the main entrance hall
- Snug/ Library - with solid wood flooring, bespoke fitted cabinets and shelving with feature light fittings
- Living room with dual aspect, overlooking the village lane, with fitted media storage

- To the first floor you will find four bedrooms, all double in size;

- Bedroom 1 a double room featuring exposed beams and stonework with ensuite fitted with double shower enclosure, wash hand basin set into vanity and wc.
- Bedroom 2 a further double room with ensuite shower room.
- Bedroom 3 Double bedroom with ensuite shower room.
- Bedroom 4 Double bedroom with a further door accessing a small landing with access to the principal bathroom
- Principal bathroom, with tiled floor, partially tiled walls, pedestal wash hand basin, WC, corner double shower enclosure, corner jacuzzi bath, access to airing cupboard
- The Coach House offers a multitude of uses such as home office, gym complex, or self-contained annexe. You will find a fabulous office/living space (currently fitted with high quality desks with undercounter storage and shelving, a shower room to the ground floor, kitchenette (fitted with oak block worksurfaces, sink, microwave, and two ring ceramic hob). Furthermore situated to the ground floor is a boot room with fitted storage with plumbing for washing machine (appliance not included). To the first floor there are two double bedroom, both include high quality bathroom ensuites. All rooms are equipped with air-conditioning.

