



Church Cottage
Middle Street | Isham | Northamptonshire | NN14

KEY FEATURES

- A Quintessential, 17th Century, Thatched Northamptonshire Cottage
- Offering a Wealth of Charm and Original Features Throughout
- Sitting Room, Study, Kitchen, Garden Room, Utility Room and Cloakroom
- First Floor: Two Double Bedrooms and a Family Bathroom
- Second Floor: Principal Bedroom with Dressing Room and En Suite
- Oak Frame Outbuilding Housing a Gym, Bar and Entertaining Space
- Large Patio Terrace with Additional Undercover Seating Area
- Gated Entrance, Gravel Drive and Off-Road Parking for Several Cars
- Total Accommodation of the Cottage Extends to 2249 Sq.Ft.





A chocolate box pretty, Grade II listed, 17th century, thatched stone cottage presented in exceptional order offers 3 double bedrooms, including a superb master bedroom suite, a well-appointed family bathroom, a kitchen dining room, utility room and 3 generous reception rooms as well as a fabulous new leisure building in the private, rear garden.

The village location is ideal for both beautiful countryside and for accessing towns and cities via road and rail with many major trunk roads such as the A14 nearby and train services from both Wellingborough and Kettering taking under an hour to London.

The owners leapt at the opportunity to buy Church Cottage when it came onto the market several years ago having lived in a similar but smaller cottage in the area. "It's been a much loved, well maintained home over the years," says the owner. "The property had already been

modernised but we freshened it up inside painting it throughout and fitting new curtains. It has a remarkably light and airy feel for such an old cottage as many of the rooms are dual aspect being only one room deep. We had great fun looking in antique shops for suitable furniture."

They also created the new, oak-framed building at the foot of the garden on the footprint of an existing old garage. A huge space with vaulted ceiling and two pairs of French doors onto the garden connects with a covered area where there is a barrel-shaped sauna and the owners' hot tub. She continues, "We'd dreamed of building a special place for the hot tub whilst lounging in it outside, and so here it is! We have all our gym equipment inside and a bar area in the corner but it could be used for all manner of things, and if someone wanted a garage, it wouldn't be difficult to convert. There's a handy storeroom/shed along the back too." N.B. The hot tub and the gym equipment are available under separate negotiation.







The cottage is approached at the front from the street where little lawns behind a wall flank the path up to the thatch-covered entrance. Stepping inside, there are some wonderful features such as chunky beams, old quarry tiles on the floor, a cosy inglenook fireplace housing a log-burner, time-worn timber stairs twisting up to the first floor with its original floorboards, flagstones in the kitchen and utility, exposed stone and a stone fireplace in the room used as a study. "It's absolutely gorgeous at Christmas! It all looks so lovely decorated," she enthuses. "The cottage is a bit of an eye-catcher from the outside too: sometimes people stop their cars to photograph it!" The quaint windows are leaded with discreet secondary glazing on the inside; the thick stone walls keep the cottage cosy and warm in winter and, in a summer heatwave, beautifully cool.

Spaces are very flexible with three good-sized rooms downstairs, one a relatively recent addition, an oak-framed glazed garden room with French doors onto the outside, and with the benefit of underfloor heating making it an area to be used year-round. The bespoke, handmade, fitted kitchen with beautiful painted timber units topped with granite, is matched in style by the adjoining utility room. A downstairs WC leads off this.

Two bedrooms occupy the first floor and share a luxurious bathroom that contains a slipper bath – "where you can lie looking out of the window at the church" - as well as a separate shower, whilst the principal bedroom suite fills the top floor. "The previous owners created the master suite in the attic," says the current owner. "We use the first room as a dressing room but it would make an ideal snug." The vaulted ceiling was opened up revealing all the old structural timbers and makes a fabulous space. New oak-fronted wardrobes were fitted adding to the wealth of existing cupboards in the rest of the home, an unexpected superb amount of storage for a cottage.











Outside, automatic solid timber gates within a stone wall open into the sunny rear garden where there is space to park up to 5 or 6 cars. Predominantly gravelled and paved, it is fully enclosed and not overlooked with views of the church behind, the new garden building at the far end.

“The village is lovely and everybody knows everyone! There are lots of dog walks from the doorstep along the river and across fields. Within walking distance there is a very good, extremely sought-after primary school rated Outstanding by Ofsted, a playground and a pub, The Lilacs, which serves good food. A Tesco is within a 3 minute drive and there are excellent rail links with stations at nearby Wellingborough and Kettering from where you can be in London in under an hour. Airports are also within easy reach: Birmingham, East Midlands, Luton and Stansted all about an hour’s drive and Heathrow just over an hour,” concludes the owner. “We are in a very convenient, central position.”

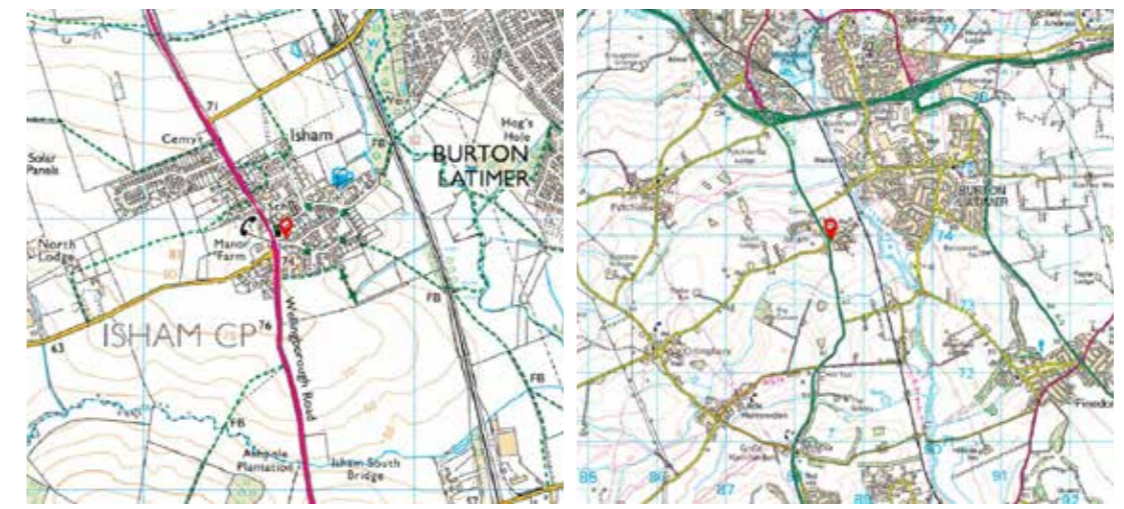
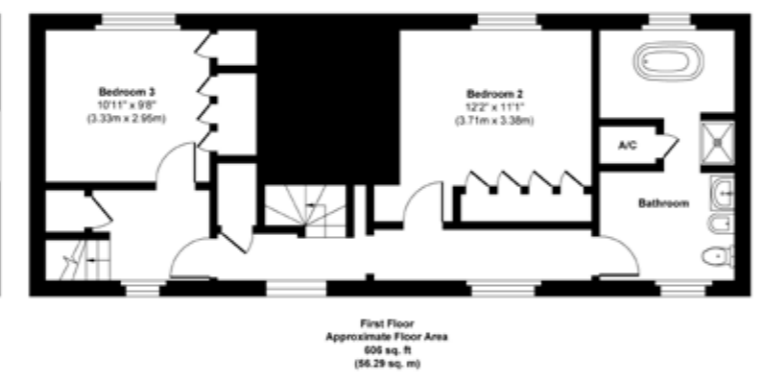
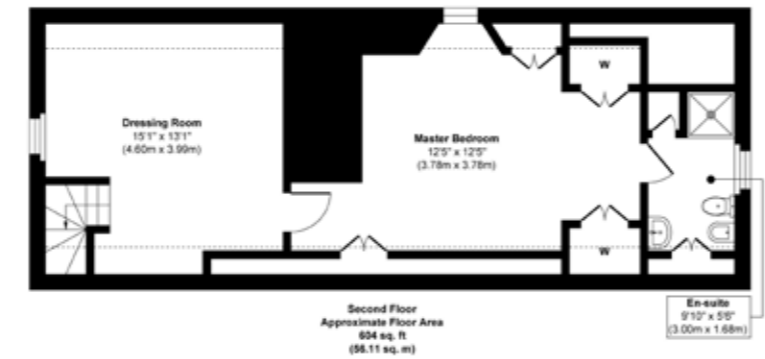
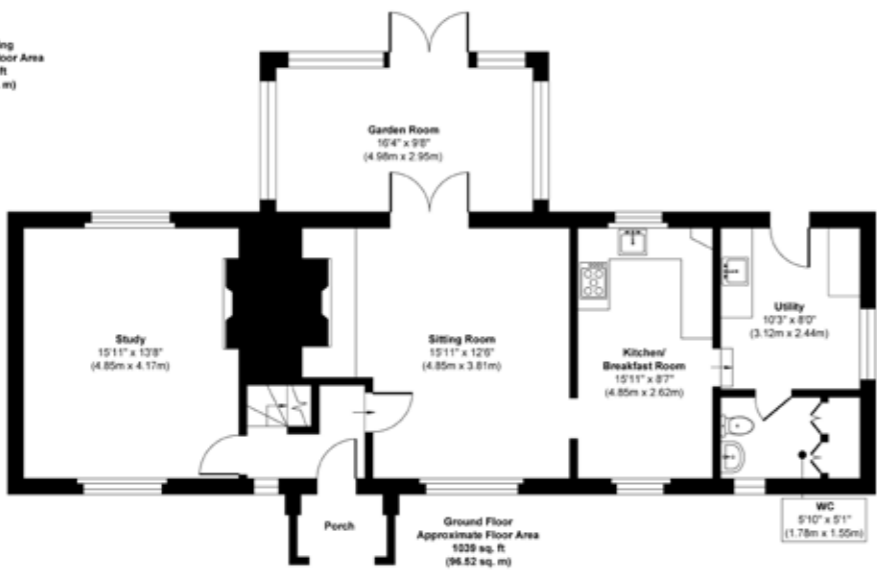
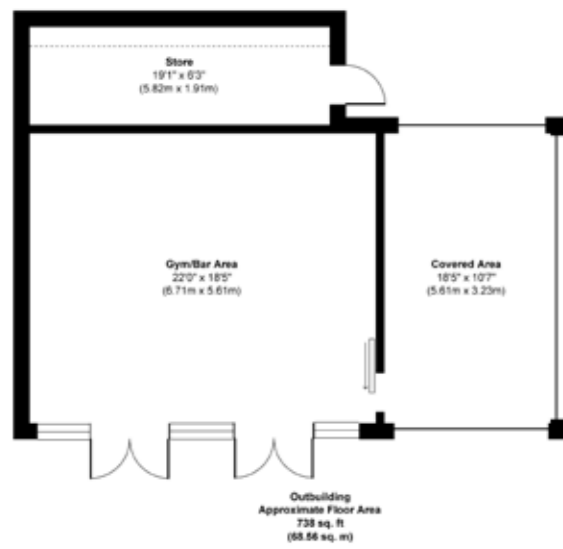




Approx. Gross Internal Floor Area
Main House = 2249 sq. ft / 208.93 sq. m
Outbuilding = 738 sq. ft / 68.56 sq. m
Total = 2987 sq. ft / 277.49 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

Local Authority: North Northamptonshire District Council

Council Tax Band: F

Services: Mains Electricity, Water and Drainage and Gas Central Heating

Tenure: Freehold

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LOCATION



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