



## Walnut Cottage

South Street | Isham | Kettering | Northamptonshire | NN14

FINE & COUNTRY



# KEY FEATURES

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- A Quaint, Grade II Listed, 17th Century, Stone Cottage
- Situated in the Heart of the Northamptonshire village of Isham
- Offering a Wealth of Charm and Original Features Throughout
- Two Reception Rooms, Kitchen and a Study / Downstairs Bedroom
- Two First Floor Bedrooms, a Dressing Room and Two Bathrooms
- Flagstone Patio Terrace and Enclosed Rear Garden
- Total Accommodation Extends to 1167 Sq.Ft.





A charming, grade II listed, 17th century, stone cottage stands in the heart of the attractive village of Isham just a few miles equidistant between Kettering and Wellingborough where there are fast direct train services of under an hour to London as well as to towns and cities to the North. The cottage offers 2 to 3 bedrooms, one en suite with a large dressing room, two generous reception rooms, a kitchen and a lovely connection with the pretty, rear garden. The superb village primary school, a playground, the church and the pub are all within an easy walk.

The quaint cottage is under a thatched roof and dates back to around 1680 with later extensions to the side and the back under clay pantiles. Inside, character abounds with old ceiling beams, exposed stone and an inglenook fireplace containing a working, open fire. Flagstones have been laid on the floors and chunky old-style cast iron radiators suit the environment perfectly. The thick walls keep the property cool in summer and warm in winter.







The dual aspect addition at the back is a wonderful, light and airy space with a vaulted ceiling revealing the timber A-frame structure, which has a stable door onto a patio outside and a way through the thick stone walls into the kitchen. Spaces are versatile: the room could be a sitting or dining room depending on whether in winter, you want to be cosy around the fire in the other reception room, which also connects with the kitchen. The 15 foot long kitchen is fitted with country-style units topped with oak with slate tiles lining the walls above and a range-style cooker with gas burners nestles in between.

The property contains two staircases. One rises up to the principal bedroom whilst the other is at the end of a study or a third downstairs bedroom. French doors open onto the patio beside

which the staircase rises to a bathroom, the second bedroom as well as the main bedroom. This bathroom has a fitted bath and the en suite has a shower, each with basins and WCs. Vaulted ceilings featuring old timbers are a reminder of the age of the cottage. Presented in good order, it has all been recently redecorated in white throughout and the thatched roof was re-ridged about 5 years ago.

Walnut Cottage sits in a quiet location and the rear garden is enclosed and very secluded. Divided into different areas, there is a flagstone patio directly outside the cottage surrounded by retaining walls; a brick path leads to veg beds and another ventures under a pergola clad with climbers to a timber arbour seat for contemplative moments.

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. "The village is lovely and everybody knows everyone!" declares the owner. "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. We are in a very convenient, central position."









**LOCAL AUTHORITY:** North Northamptonshire District Council

**SERVICES:** Mains Electricity, Water, Drainage, Gas Central Heating

**Council Tax Band:** C

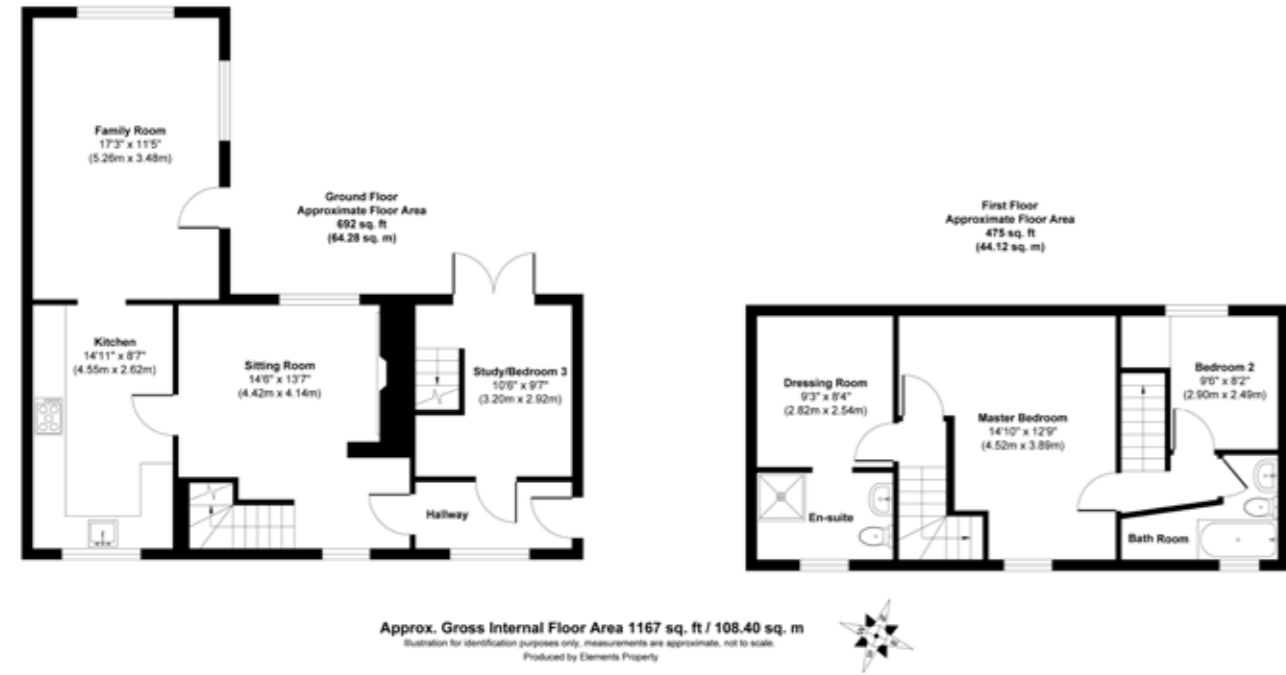
**TENURE:** Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

The property is a Listed Building and therefore does not require an Energy Performance Certificate



# LOCATION



Agents notes:  
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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Registered Office - 27-29 Old Market, Wisbech, Cambridgeshire, PE13 1NE  
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Fine & Country  
Tel: +44 (0) 1572 335 145  
[rutland@fineandcountry.com](mailto:rutland@fineandcountry.com)  
The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

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