

HENDERSON CONNELLAN

ESTATE AGENTS



“Great Expectations”



“Great Expectations”
Grade II listed with Historic England, this beautiful and charming quintessential stone built cottage will fulfil your desire for a tranquil rural lifestyle.



**Pound Lane,
Great Billing,
NN3 9DX**
£450,000





Property Highlights

- Modern and contemporary Kitchen/Breakfast Room comprising of LED down lights, a useful breakfast bar to one side and a high-quality bespoke Kitchen to include shaker style eye and base level units topped with square edge work surfaces and attractive tiled splash backs, a 'FRANKE' one and a half bowl sink with a draining board, and integrated appliances to include a larder fridge, 'SMEG' range cooker, dishwasher, washing machine, microwave, and a plinth heater.
- The stairs flow up to the first floor Landing, larger than you would expect providing a small reading area with a window overlooking the rear Garden.
- Three Bedrooms, two of which are generous double sized Rooms with fitted storage, and all boast characterful leaded windows and exposed beams. The Principal Bedroom incorporates a walk-in wardrobe and a contemporary en suite Shower Room to include a useful airing cupboard, a low-level WC, a wall mounted wash hand basin with storage beneath and a shower enclosure with concealed pipes and a rainwater style shower head.
- Family Bathroom with attractive decor and a three piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a shower screen and shower from the taps.

Property Highlights

- Beautiful Grade II listed three bedroom Cottage, finished to a high standard with an attractive stone facade under a pantile roof, and brimming with character and charm.
- The Property has been lovingly maintained, featuring a host of original features, exposed stone walls, timber brace and latch doors, and deep silled windows from the thick stone walls.
- Situated in the historic part of Great Billing Village, surrounded by attractive character properties and originally part of the Elwes Estate. Within close walking distance to The Leys Park with 13 acres of protected green space, the local pub and within close driving distance of the A45, Weston Favell and Northampton.
- Entrance through the period solid timber door leads into the generously sized Reception Hall featuring Anatolian Limestone tiled flooring, an impressive deep inglenook fireplace with an open fire, iron canopy and stone surround, a quaint window seat, French doors to the rear Garden, stairs rising to the first floor, and a useful under stairs cupboard with an original brace and latch door. Although currently used as a Dining Room this generous room offers a flexible layout and generous proportions.
- Naturally light Living Room from the dual aspect windows with exposed beams in the ceiling, an exposed stone wall with a feature gas fireplace and a timber branch and latch door with a glazed panel.





Property Highlights

- Two stone built outbuildings, one of which includes a workshop with exposed brick and stone walls, a vaulted ceiling and a store room, and the second has been converted to provide an office space with roof storage in the loft space above.
- Grade II listed under entry number: 1039638 on historicengland.org.uk
- Council Tax Band: E
- Tenure: Freehold with a small section of a Flying-Freehold

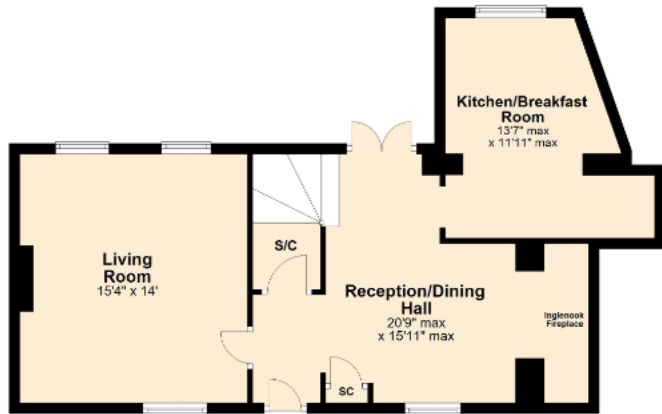
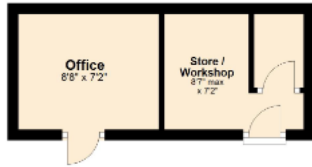


Outside

The attractive stone built Cottage is nestled into Pound Lane and boasts a great deal of curb appeal. There is a small, planted section to the front of the property either side of the front door and a covering storm porch over the gorgeous period timber door. The rear cottage Garden is well stocked with an array of deep planted borders including an array of mature and established plants, shrubs, trees, and bushes. There is a part tiled and glazed loggia by the rear French doors, a further paved patio area ideal for entertaining and a path flows up the Garden through the lawn to the outbuildings at the rear. The right-hand side of the outbuilding is a useful storage/workshop room whilst the other is currently used as a study/office with light and power.

Floorplan

Ground Floor



First Floor



43 Nene Court, Embankment,
Wellingborough, NN8 1LD
01933 829222
nenevalley@hendersonconnellan.co.uk