

“The Old Post Office”



**HENDERSON
CONNELLAN**

ESTATE AGENTS



High Street,
Wollaston,
NN29 7RJ



“The Old Post Office”

Dating back to the 18th Century, The Old Post Office is a quintessential stone-built Cottage with a wealth of character and charm, a fantastic central location in the Village and boasts generous accommodation with a loft conversion, exposed stone walls and has been recently redecorated throughout.

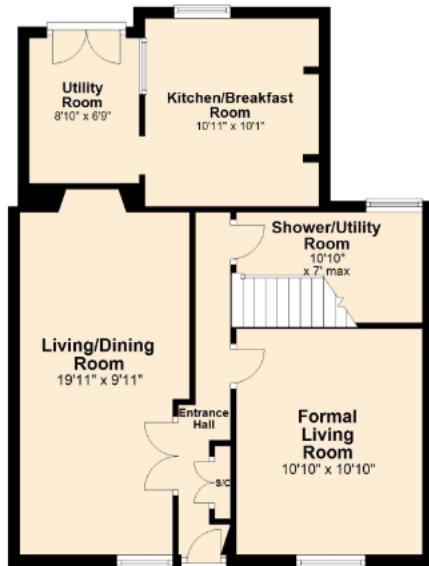
Property Highlights

- Located in the heart of the historic and extremely desirable village of Wollaston, within the Conservation Area boundary and with the village amenities within very close walking distance. The village incorporates two doctors surgeries, a pharmacy, a small supermarket, convenience store, post office, pub, restaurant, takeaways, village hall, a library, churches and more. Wollaston is also conveniently located within close driving distance of Wellingborough train station with a fantastic commuting rail link to London.
- Thought to date back to the 18th Century, this impressive three-story stone-built residence offers spacious accommodation while preserving its rich character and charm. Timber brace-and-latch doors, exposed beams and deep silled windows are just a few highlights of its wonderful period details.
- Offered for sale with NO CHAIN.
- Entrance through the period solid timber door leads into the Entrance Hall with a fitted coir mat and timber floor, a useful storage cupboard, LED down lights and timber brace-and-latch stable doors providing access to the Kitchen and Living Room, and stairs rising to the First Floor.
- Formal Living Room with a timber brace-and-latch stable door, a generous sash window making for a beautifully light room, a thick pile carpet, and a feature alcove with a useful storage cupboard.
- Further Reception Room/Dining Room with a period sash window to the front elevation showcasing the exposed stone wall, a built-in meter cupboard, a thick pile carpet, period timber beams and glass panelled French doors leading to the Entrance Hall. Although used as a Dining Room, the size and layout of the room makes for excellent versatility as it could be used as a work from home space, a playroom, a music room and much more.
- Traditional style Kitchen/Breakfast Room featuring a window to the rear elevation and an additional side window providing extra light from the Utility Room. There is an archway that flows through to the Utility Room, a natural slate tiled floor, LED downlights in the ceiling and the fitted Kitchen includes eye and base level units topped with a stone work surface, tiled splashbacks, an inset Belfast sink, space for one under-counter appliance (not included), an integrated dishwasher, a 'LEISURE Cuisinemaster' range cooker (available under separate negotiations), a chimney style extractor hood, and a high-level integrated microwave.
- An archway leads from the Kitchen to the generously sized Utility Room, which is flooded with natural light from the glass-panelled French doors that open to the Garden, with vinyl tiled flooring, fitted storage cupboards, including a larder cupboard, and a roll-top work surface.
- Modern ground floor Shower Room/Utility Room, finished to a high standard with tiled floor and walls, space for two undercounter appliances (not included) with a worktop, a chrome heated towel radiator and a three piece suite to include a low-level WC, a bowl style wash hand basin built into a useful storage unit with a freestanding tap, and a corner shower enclosure with a modern thermostatic water jet shower system.
- From the Entrance Hall, the stairs flow up to the first floor Landing with timber doors to the first floor accommodation, a useful storage cupboard, a window to the rear elevation and additional timber steps that lead up to the top floor bedroom.
- Four Bedrooms that span across the first and second floor. Bedroom One, Two and Three are located on the First Floor and benefit from timber beams, exposed stone walls and newly fitted carpet. The stairs from the Landing lead up to the top-floor Bedroom, which could also serve as a fantastic home office and much more, and benefits from eaves storage, a window on the side elevation, and a skylight window on the rear elevation overlooking the ancient monument, Beacon Hill.

Outside

The Property is situated in an enviable position on the High Street with a great deal of kerb appeal and steps leading up to the front door. The enclosed rear Garden is surprisingly spacious, featuring steps leading up to a split-level decking area, perfect for entertaining or enjoying the morning sun, an area of low-maintenance artificial grass, and a timber shed located at the back for additional storage.

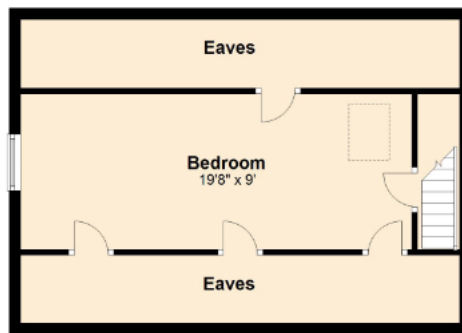
Ground Floor



First Floor



Second Floor



Total Area Measurements (Approx.)

1582.00 sqft / 146.97 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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