



7 Wheelwrights Yard | Bozeat | NN29 7JW



Matthew
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Offers Over £275,000

CASH BUYERS ONLY. A highly unusual stone and brick built detached cottage enjoying an elevated position on the edge of this popular village. Requiring full refurbishment, the cottage has the makings of a wonderful period home with the advantage of a attached tandem length garage. PVCu double glazing, a gas fired radiator heating system and some lovely character features such as exposed interior timbers. Briefly comprising sitting room, dining room, conservatory, kitchen/breakfast and rear lobby. The first floor landing leads to three bedrooms and the bathroom. The gardens are to the front of the house and command a view over the edge of the village and adjoining farmland. No onward chain.

- Cash buyers only
- Gas fired radiator heating system
- Character features
- Further improvement required
- Period three bedroom detached cottage
- Adjacent to farmland
- Tandem length garage

CASH ONLY

The property has suffered structural movement. Structural engineers have been unable to precisely establish if the subsidence related movement was progressive or historic in its nature. The absence of any relatively recent signs of structurally significant cracking externally, together with the minor nature of the cracking noted internally, would tend to indicate that this may be historic in nature. However, they can not rule out at this time the potential for future movement to occur. A period of monitoring is required to ascertain the nature of movement which any buyer will need to address post completion.

PVCu part glazed door leading from the side into the

Kitchen/Breakfast Room

22'11" x 9'2" (6.99 x 2.81)

Fitted with a range of wood fronted units with worksurfaces above. Inset ceramic sink, gas hob with extraction above, space for fridge, integrated dishwasher, plumbing for washing machine. Rayburn (not functioning) set into exposed chimney recess. Tiled splash areas, radiator, slate tiled floor, windows to side, rear and further door to dining room and inner lobby.

Inner Lobby

Part glazed door to garden, door to garage, door to Guest WC, tiled floor.

Guest WC

Fitted with a two piece suite including a low level WC and wall mounted basin. Tiled splash areas, radiator, tiled floor, window to side.

Dining Room

12'6" x 11'2" (3.82 x 3.41)

Window and part glazed door (sealed currently) to the front, radiator, picture rail, staircase to the first floor, further door to the

Sitting Room

23'4" x 11'0" (7.12 x 3.36)

Two windows to front and further windows to rear, two radiators, feature exposed stone wall with inset wood burner. TV point, wall light points, feature beamed ceiling, door to the

Conservatory

Of a PVCu double glazed construction under a polycarbonate pitched roof with glazing to two aspects and doors to the garden. Exposed timber floor, electric heater.

First Floor Landing

Window to the rear, doors to all first floor rooms.

Bedroom One

15'0" x 12'4" (4.58 x 3.77)

Window to the front, side and rear, radiator, loft access hatch.

Bedroom Two

9'7" x 8'5" (2.94 x 2.58)

Window to the front, radiator.

Bedroom Three

9'1" x 8'2" (2.77 x 2.49)

Two windows to the front, radiator, built in storage.

Bathroom

Fitted with a four piece suite in white comprising a low level WC, wash hand basin, roll top freestanding bath and shower cubicle with glazed door/panel. Tiled splash areas, radiator, linen store, loft access hatch, exposed timber floor, window to the front.

Outside

The property can be approached on foot from Dychurch Lane up a pathway and steps. The garden is laid to lawn with small hardstanding areas to the front of the house. Retained by stone and brick wall due to the incline, it is felt that (subject to consents) a higher barrier/fence could be erected to enhance privacy. Great views over the village.

The garage and kitchen door are approached via a shared lane/track which opens to an area of block paving suitable for parking one car. The garage and door may be accessed from this area.

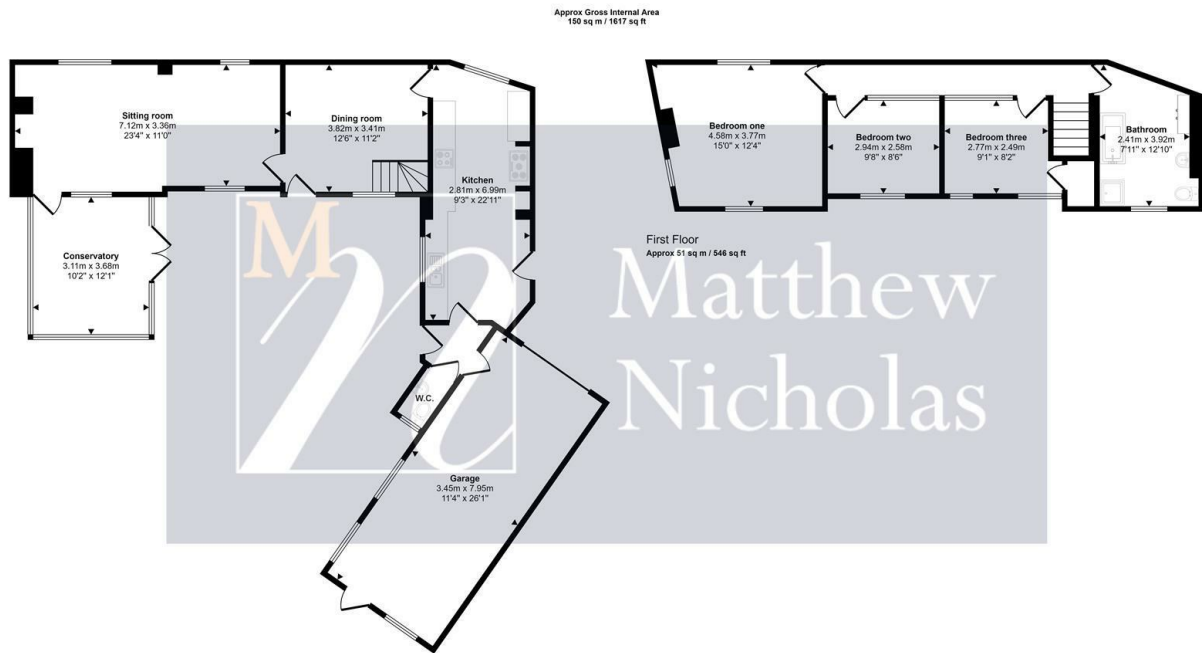
Garage

Up and over door, windows to side and front, personal door to the inner lobby.





Further Information



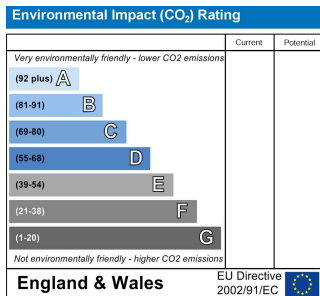
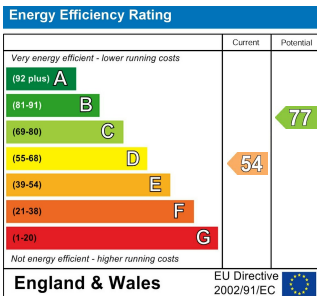
Ground Floor
Approx 99 sq m / 1071 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 1617.00 sq ft



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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