



6 Rotten Row | Wollaston | NN29 7QL



Matthew  
Nicholas



## Price Guide £320,000

A highly unusual stone and brick built detached cottage enjoying an elevated position on the edge of this popular village. Requiring some refurbishment, the cottage has the makings of a wonderful period home with the advantage of a detached brick built barn. Wooden glazing, a gas fired radiator heating system and some lovely character features such as exposed interior timbers. Briefly comprising sitting room, dining room, kitchen/breakfast and entrance hall lobby. The first floor landing leads to three bedrooms and the bathroom. The gardens are to the front of the house along with a small rear planting area. No onward chain.

- Gas fired radiator heating system
- Detached brick built two storey barn
- Elevated plot on village edge
- In need of cosmetic enhancement
- Character features
- No onward chain

Decorative panelled timber door leading into

### **Entrance Hall**

Exposed timber doors into the dining room and into

### **Kitchen**

8'11" x 12'11" (2.74 x 3.95)

Fitted with a range of base and eye level units with rolled edge worksurfaces above, inset one and half polycarbonate bowl and drainer, electric hob with integrated oven below and extractor above, space for washing machine, integrated fridge, eye level shelving and draws matching the units style, tiling to all splash areas, tiled flooring, windows to front and rear.

### **Dining Room**

10'7" x 11'10" (3.25 x 3.61)

Windows to front and rear, radiators, closed fire place with wooden mantle, Telephone point, spot lights, exposed beams to ceiling, dog legged staircase to first floor, twin archways leading into

### **Sitting Room**

12'10" x 11'8" (3.92 x 3.57)

Window to front and rear, radiators, stone open fire place with wooden mantle, TV point, wall lights, exposed beams to ceiling.

### **First Floor Landing**

Doors to all first floor rooms.

### **Bedroom One**

11'11" x 11'9" (3.65 x 3.59)

Window to front, radiator, loft access hatch, built in bespoke wardrobes and shelving.

### **Bedroom Two**

13'4" x 8'10" (4.08 x 2.71)

Window to front, radiator, loft access hatch, shelving.

### **Bedroom Three**

6'9" x 9'5" (2.08 x 2.89)

Window to front, radiator, loft access hatch.

### **Family Bathroom**

4'9" x 13'0" (1.47 x 3.98)

Four piece suite in white comprising of low level WC and hand wash basin, bath with wooden panels, glass shower cubicle with thermostatic shower head, radiator with towel rail above, spotlights, obscured glazed window to side.

### **Outside**

The property sits behind a mature garden made up of a large patio area across the immediate front and to the side. The remainder is laid to lawn with some mature hedging and planting. The whole is accessed via a stone gated archway and is enclosed with a combination of fencing and brick walling. This also provides access to the two storey brick barn and lean to shed at the side of the house.

A single width pathway runs behind the house to provide maintenance access and a retaining wall which is home to bedding planting.

### **Side Shed**

Giving access to the rear garden strip is a small shed which has power connected.

### **Potting Shed/Lean To**

10'3" x 5'2" (3.13 x 1.60)

Of brick construction with glazing to three sides and polycarbonate roof, work benches, power connected, doorway leading into

### **Barn (Ground floor)**

10'10" x 9'5" (3.31 x 2.88)

Windows to front and side, electric radiator, fire place, shelving, stairs to first floor, power connected.

### **Barn (First floor)**

10'5" x 9'0" (3.19 x 2.75)

Windows to front and rear, fireplace, spot lights, wooden flooring.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

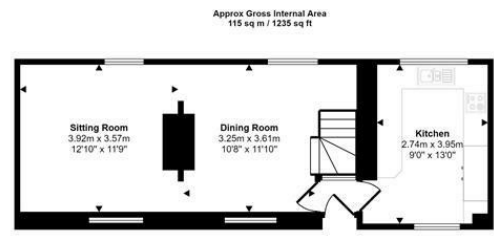
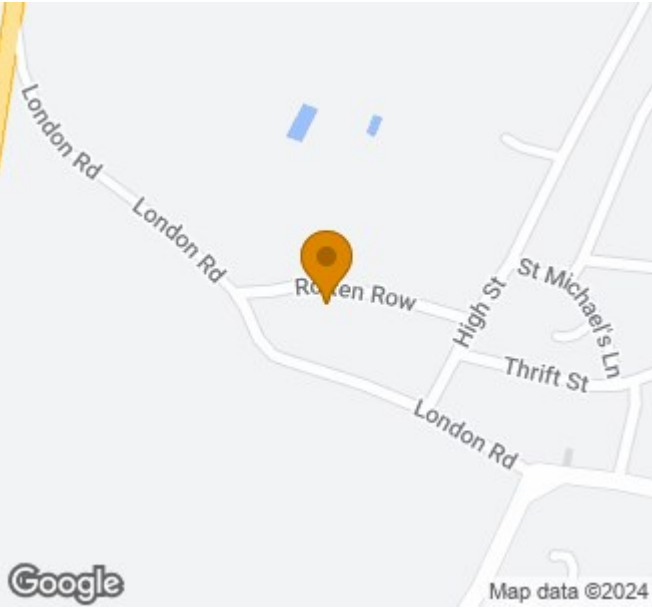
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

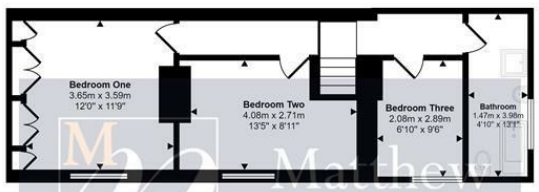




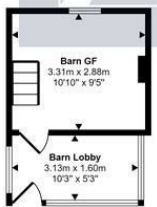
# Further Information



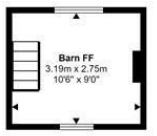
Ground Floor  
Approx 43 sq m / 460 sq ft



First Floor  
Approx 48 sq m / 518 sq ft



Barn Ground Floor  
Approx 15 sq m / 162 sq ft



Barn First Floor  
Approx 9 sq m / 95 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: D  
 Floor Area: 1235.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>60</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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.

27-29 Newton Road, Wollaston  
 Northamptonshire  
 NN29 7QN  
 T 01933 663311  
 E enquiries@matthewnicholas.co.uk  
 W www.matthewnicholas.co.uk

