



LOVERS COTTAGE

Maidford Road, Farthingstone, NN12



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£565,000 (Guide Price)

- Desirable village location
- Arts & Crafts property designed by Walter Cave FRIBA
- Spectacular countryside views
- 3 bedrooms
- Family bathroom
- Kitchen / breakfast room
- Sitting room with wood burning stove
- Garden room with underfloor heating
- Downstairs cloakroom
- Italianate walled garden
- Octagonal stone gazebo with Collyweston roof
- Off road parking

Description

Steeped in history and perfectly positioned in an idyllic setting. Lovers Cottage is a 3 bed, detached period property with stunning views, a beautiful Italianate garden, and a detached octagonal stone gazebo with Collyweston slate roof.

Built as the Coach House from coursed Northamptonshire ironstone by the distinguished Arts & Crafts architect, Walter Frederick Cave FRIBA (1863-1939), Lovers Cottage is now a beautiful family home with three bedrooms, south facing garden room, stunning Italianate walled garden, and spectacular countryside views.



Farthingstone is a beautiful village situated on the brow of a hill and surrounded by breathtaking countryside. There are many picturesque stone houses and the Joymead gardens, which are open to the public, are a beautiful space within which to catch 10 mins peace and tranquillity.



Originally designed by Walter Frederick Cave FRIBA (1863-1939) as the Coach House to Little Court House, Lovers Cottage was sympathetically converted in 1990 to provide a unique family home in one of Northamptonshire's most sought-after villages.

As a proponent of the Arts & Crafts movement, Walter Cave would have been involved in the design of every detail of the Coach House as well as the Italianate Garden and Octagonal Gazebo. An important aspect of the Arts & Crafts movement was the need to create custom-designed, handmade buildings - it was also important for the buildings to be constructed using traditional techniques and styles from the local vernacular. This made Arts & Crafts buildings very expensive, but they are renowned for their quality and were built to last.

The former Coach House and gardens to Lovers Cottage was part of the Agnew family estate. Mr Philip Agnew became the High Sheriff of Northamptonshire and was the proprietor of Punch magazine. The Agnews contributed a great deal to Farthingstone village and, in commemoration of their children who passed away, they created a garden of remembrance in the centre of the village known as 'Joymead', named after their daughter Enid Jocelyn Joy. Every year, as close as possible to 13th July, the village hold the 'Joymead Tea' to which everyone is invited. The Joymead garden is immaculately maintained and there is a poignant cloister area beneath a Collyweston slate roof. This peaceful space was constructed in memory of the Agnew's son and features a memorial to the war dead.



The Property

Entrance Hall:

The entrance hall is accessed from the gravel driveway and features a full height individually glazed door with side lights. The entrance Hall is a good size and features Ovolo plaster covings to the ceiling and pitch pine panelled doors to the kitchen, dining room and ground floor cloak room. Timber winder stairs with an oversized Oak newel post lead to the first floor accommodation.

Kitchen / Breakfast Area:

The dual aspect kitchen / breakfast area has good natural lighting from the three-unit casement window overlooking the side garden and, with the upper stable door open, beautiful views onto the Italianate garden. The recently refurbished kitchen incorporates a breakfast bar with space for two seats, large sink and a half with drainer, and solid Oak flooring. The slatted ledged and framed stable door has tea bar hinges and a vintage bullseye vision panel.

Sitting Room:

With natural light from the south facing garden room and a British made Charnwood wood stove set within a corner stone fireplace, the sitting room to Lovers cottage provides a cosy retreat.

Garden Room:

The garden room is accessed through a coursed ironstone opening to the rear of the sitting. Constructed in 2010 and maintaining the high standard of build quality found throughout the property the garden room provides wonderful views of the garden. The roof exposed stained timber rafters and there is underfloor heating.

Dining Room:

The dining room has a 3-unit window providing far reaching across the fields to Mantles Heath. There is a good sized under stair cupboard and glazed double swing doors which lead back into the entrance Hall.

Cloak Room:

The cloakroom is accessed off the entrance hall and is fitted with a close coupled WC and wash hand basin with pedestal. The floor is finished with ceramic tiles and there is space for storage.



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The Property

Landing:

The first-floor landing has a timber casement window with far reaching views across the countryside. Pitch pine 4 panel doors lead to the principal bedrooms and family bathroom.

Bedroom 1:

A double bedroom located to the rear of the property with a 2-unit window overlooking the Italianate garden and exposed painted timber purlins to the part sloping ceilings.

Bedroom 2:

Bedroom 2 is another double located to the front of the property and is well lit with a two-unit casement window providing amazing views across quintessential English countryside. Again, there is an exposed painted timber roof purlin to the sloping ceiling and the loop pile carpet which extends through from the landing.

Bedroom 3:

Bedroom 3 is currently in use as a snug and features a large walk-in wardrobe with double swing doors incorporating cross-perforation. A casement window to the side elevation provide natural light.

Bathroom:

The bathroom to Lovers cottage is fitted with a close coupled WC, bath with electric shower over, and clamshell wash hand basin set within a vanity unit. Again, there is an exposed painted timber roof purlin to the sloping ceiling and a two-unit window overlooking the side garden. Heating is provided by a chrome ladder towel rail and there is a large laundry cupboard with four-panel access door which houses the hot water cylinder and is fitted with slatted timber shelving.





Outside Areas

Front / Side Aspects:

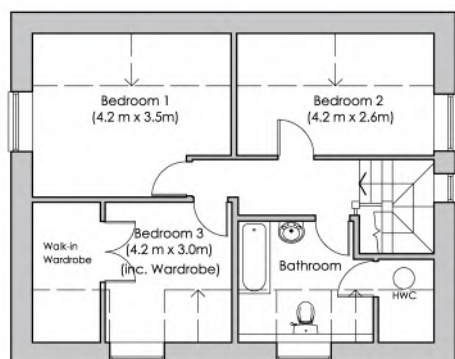
Access to Lovers cottage is through the original Oak gates and stone pilasters from the original Little Court House. The sweeping gravel drive leads through a further stone boundary wall where there is off-road parking for two vehicles and a beautiful lawn with established Oak with cathedral like branches and views down to Little Court Stables – another of Walter Caves prestigious designs.

Rear Aspect:

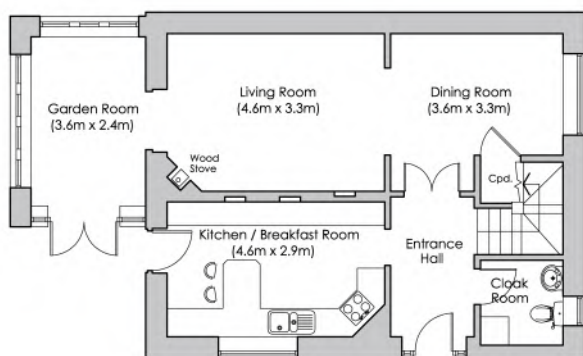
A cambered stone archway with pediment leads into the Italianate walled garden. Inspired by the Roman and Greek gardens of antiquity, this beautiful Renaissance garden uses water, statuary, and topiary to create symmetry and balance that blends into the landscape.

There are many focal points of interest within the garden including the framed countryside views through openings in the stone wall; however, it is the original octagonal stone gazebo that is the real focus of this amazing space. With power and lighting and a beautiful Collyweston roof with diminishing slate courses and ball finial, this structure epitomises the Arts and Crafts movement and will be a wonderful space from which the garden can be enjoyed in all weathers.





First Floor GIA = 56 sqm



Ground Floor GIA = 65 sqm



All measurements are approximate and for display purposes only. Dashed lines indicate sloping ceilings

TOTAL AREA (GIA) : 121sqm



Local Authority: West Northamptonshire Council

Council Tax: Band D

EPC: Rating 61 (D)

Services: Water, Drainage, and Electricity

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

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