



OLD SCHOOL LANE

Blakesley, Towcester, NN12

 **DAVID COSBY**
ESTATE AGENTS



21 Old School Lane

Blakesley, Towcester, NN12

£220,000 (Guide Price)

Features

- Stone Cottage
- No onward chain
- Fantastic first-time purchase
- Potential investment property
- Desirable Village Location
- Rear Garden
- Outbuilding

Description

21 Old School Lane, Blakesley is a delightful one-bedroom cottage built of hewn Northamptonshire ironstone beneath a natural slate roof. The property directly fronts Old School Lane within the highly sought-after village of Blakesley. A passage leads to a south facing garden with outbuilding/store and there is an additional garden area offset to the rear. Internally, the accommodation includes a useful entrance lobby with quarter winder stairs leading to first floor accommodation; an open plan kitchen/sitting room with oak base units and feature open fireplace with stone surround; a small timber rear lobby; first floor landing; one double bedroom; and shower room with double sized shower, WC and wash hand basin.



Blakesley is quiet rural village but has a thriving community, an interesting history and is well provided for in terms of amenities, public buildings and social events. Blakesley is also within easy commuting distance from Milton Keynes railway station and onto London Euston.



The Property

Entrance Lobby

The cottage style front entrance door has a side coach light and opens into a useful lobby area with grab matt and quarter winder stairs with carpet leading to first floor accommodation. A slatted oak door with brass Suffolk-latch leads to the open plan sitting room and kitchen.

Kitchen

The kitchen is fitted with a range of solid oak base units with a built-in electric oven and four burner electric hob. Flooring is finished with slates and a timber side casement window on the front elevation provides natural light. The inset Belfast style sink has traditional brass pillar taps and there is space for a slimline dishwasher and fridge/freezer. Artificial lighting is provided by two downlighters above the breakfast bar.

Sitting Room

The sitting room has good natural lighting from the two unit, south facing, window which overlooks the rear garden. There is a feature fireplace constructed from hewn ironstone with a limestone hearth and mantelpiece. Artificial lighting is provided by two wall lights. There are exposed original chamfered timber ceiling beams and recessed niches either side of the chimney breast are clad with oak panelling and fitted with shelving. Deep-set timber profiled timber skirtings are fitted and there is a glazed rear door leading to the timber storm porch which provides access to the rear garden.

First Floor Landing

The first-floor landing has part timber panelled walls to the stair well and there is a high-level electric meter cupboard housing the digital meter and consumer unit. The timber partitions have exposed original unsawn timber framework adding to the period charm of the cottage and slatted and ledged timber doors with Suffolk-latches open into the large double bedroom and shower room.

Bedroom

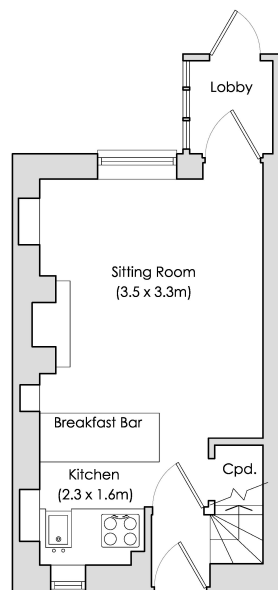
The double bedroom is located to the rear of the property and has a two-unit window providing good natural lighting and south facing views over the rear garden. Floors are finished with original wide oak floorboards and there is a good-sized wardrobe with double swing doors. A Timber ceiling hatch provides access to the roof space.

Shower room

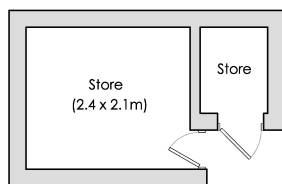
The shower room is located to the front elevation of the property and is fitted with a three-piece suite comprising close-coupled WC with concealed cistern; traditionally styled ceramic wash hand basin with pedestal and chrome mixer tap; and large double-size shower cubical with glass screen and chrome shower rose. A useful over-stair cupboard with panelled access hatch provides additional storage space. Walls are finished with ceramic tiling and floors are finished with acrylic tiles. There is a frosted two-unit, window to the front elevation providing natural lighting and ventilation.



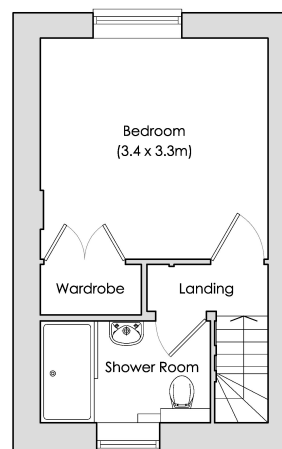
A delightful one-bedroom cottage built of hewn Northamptonshire ironstone beneath a natural slate roof. The property directly fronts Old School Lane within the highly sought-after village of Blakesley and benefits from south facing rear gardens and outbuilding.



Ground Floor
GIA = 19.0 sqm (exc. lobby)



Outbuilding
GIA = 6.6 sqm
(Position not relative)



First Floor
GIA = 19.0 sqm

All measurements are approximate and for display purposes only.
Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA: 38.0sqm (exc. rear lobby and outbuildings)



Location:

Blakesley is quiet rural village but has a thriving community, an interesting history and is well provided for in terms of amenities, public buildings and social events. With the well-stocked local store 'Browns of Blakesley', a popular public house 'Bartholomew Arms', Blakesley Church of England primary school (judged Outstanding in Ofsted's most recent visit in July 2016), a local gymnasium 'The Granary', Allotments for rent, Reading Room, Cricket Club, Recreation Ground, Tennis Courts and newly constructed Village Hall; there really is little need to travel further afield.

A focal point of the village is St Mary's Church which forms part of five local parishes known as the 'Lambfold Benefice'; it is a beautiful ancient monument with a rich history dating from the 13th Century.

Blakesley is also within easy commuting distance from Milton Keynes railway station and onto London Euston.

EPC: Rating (E)

Local Authority: West Northamptonshire Council

Council Tax: Band B

Services: Water, Drainage, 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 conducted a survey of the premises, nor have we 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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