

NEW INSTRUCTION



HIGH STREET
Welton, Daventry, NN11 2JP

 DAVID COSBY
ESTATE AGENTS



High Street

Welton, Daventry, NN11 2JP

Total GIA Floor Area | Approx. 122 sqm (1313 sqft)



3 Bedrooms



3 Receptions



1 Bathroom

Features

- Desirable village location
- Extended Victorian cottage with period features
- Two double bedrooms and one single bedroom/dressing room
- Open-plan kitchen/breakfast/dining room
- Solid oak kitchen with quartz work surfaces and breakfast bar
- Two spacious reception rooms with multi-fuel stoves
- Ground floor cloakroom and Utility room
- Enclosed rear garden with patio area and lawn
- Off-road parking for a small car

Description

A traditional Victorian brick cottage located in the heart of the desirable village of Welton, with views of the village recreation ground, Craven Cottage is a period family home retaining many character features, including chamfered oak ceiling beams and brick fireplaces with multi-fuel stoves. This home has been extended to provide spacious accommodation including three bedrooms, a four-piece family bathroom, two reception rooms, an open-plan kitchen/breakfast/dining room, a utility, and a ground floor cloakroom. The property further benefits from an enclosed rear garden with off-road parking for a small car.



Welton is a charming hilltop village located on the western edge of Northamptonshire, just three miles north of the market town of Daventry, which offers a good range of shops, supermarkets, and leisure facilities.

The Property

Entrance Hall

The main entrance hall is accessed via an oak panel door with traditional ironmongery beneath a segmental brick arch. The floors are finished with solid oak boards, which extend through to the family room and sitting room. The walls are neutrally decorated, and original exposed ceiling beams have been retained. A built-in dresser with seat and space for shoes and coats has been fitted with a matching double-door meter cupboard above. Useful under-stairs storage is also provided with access via a matching slatted oak door.

Sitting Room

The sitting room has good natural lighting via two leaded casement windows overlooking the village recreation ground and retains an exposed chamfered oak ceiling beam. The floors are finished with solid oak boards, and there is a feature brick fireplace with an oak lintel above, housing a multi-fuel stove with a brick hearth.

Family Room

A pleasant space to retire to in the evening, with leaded light windows overlooking the village recreation ground and a feature brick fireplace with an oak lintel above housing a multi-fuel stove with a brick hearth. The floors have matching oak boards which flow through from the entrance hall, and the walls have two-tone emulsion with tasteful decorative lining paper. Exposed oak ceiling beams add to the period charm of this room.

Open Plan Kitchen / Breakfast / Dining Room

Making wonderful use of the rear extension, the open plan kitchen/breakfast/dining room has full-width leaded light windows to the rear elevation with a matching two-panel door opening onto the patio, providing a lovely space for entertaining and alfresco dining. The part-vaulted ceilings have double glazed skylights, adding to the natural lighting in this space.



The Property

Kitchen

The kitchen area is fitted with a range of solid oak cottage-style base and wall units with polished quartz work surfaces and upstands. The walls are partly finished with stained pine cladding and matching rustic shelving, and there is space for a two-door electric oven and hob with extractor hood over. The kitchen area also has a useful central island with matching painted base units and an oak work surface with Belfast-style sink and mixer tap. The central island also has a useful breakfast bar area with seating for two persons.

Dining Room

The dining room is located to the right-hand side of the open plan area, with ample space for a good-sized table and chairs, and has lovely views of the cottage-style rear garden. Slatted oak doors open to the cloakroom and utility.

Cloakroom

Neutrally decorated with a mono-pitched ceiling and fitted with a WC and corner wash hand basin with vanity unit, the cloakroom is a useful space with an area for additional storage.

Utility

Fitted with a solid oak base unit with matching polished quartz work surface, the utility room has riven-effect ceramic floor tiles and partly exposed roughly hewn stone walls with a paint finish. There is space for a washing machine, and a feature corner fireplace has been retained, which is currently blocked.



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The Property

First Floor Landing

The carpeted quarter-winder stairs lead to a first-floor landing with two leaded light windows overlooking the rear aspect, providing natural lighting. The walls are neutrally decorated, and slatted oak doors with traditional wrought ironmongery open to the bedrooms, while an original slatted and ledged door with frosted glazing and a Suffolk latch opens to the bathroom.

Bedroom One

A good-sized double bedroom located to the front aspect of the property with two leaded light casement windows overlooking the village recreation ground. The part vaulted ceilings and walls are neutrally decorated and built in traditionally styled timber double wardrobes have been fitted with internal oak effect lining to the shelving. Walls have matching cut pile carpet which flows through from the first-floor landing.

Bedroom Two

A further double bedroom located at the front left-hand side of the property, again with neutrally decorated walls and part-vaulted ceilings. Two leaded light windows provide views of the village recreation ground, and built-in storage space has been provided by a double-door wardrobe with clothes rail and shelving.

Bedroom Three

A single bedroom located at the rear left-hand side of the property, currently used as a dressing room, with a leaded light window overlooking the rear garden. Built-in wardrobe and cupboard space have been provided with clothes rails and shelving.

Bathroom

Fitted with a four-piece suite comprising a double-ended bath with central chrome mixer tap and shower hose, wash hand basin with chrome mixer tap and contemporary vanity unit, close-coupled WC, and shower cubicle with hinged glazed screen. The floors have oak effect sheet vinyl, and heating is provided by a chrome ladder towel rail. A leaded frosted casement window with secondary glazing opens to the rear aspect, providing natural lighting and ventilation, with further mechanical ventilation fitted.



Grounds

Front Aspect:

The property directly fronts High Street with a shallow block-paved verge providing a walkway to the main front entrance. To the side elevation, there is a further block-paved area providing a single parking bay with a pedestrian right of way to the rear garden of Craven Cottage.

Rear Aspect:

With gated access to the side elevation, the rear garden is an attractive space with a well-tended lawn and perimeter shrubs and plants. There is a hard-standing patio area with space for a table and chairs and a useful timber storage shed. Boundaries comprise a mixture of timber close board fencing with trellising above and a traditional brick garden wall to the left-hand side.



Location

Welton is a charming hilltop village located on the western edge of Northamptonshire, just three miles north of the market town of Daventry, which offers a good range of shops, supermarkets, and leisure facilities. The village benefits from a primary school with an Outstanding Ofsted rating (2022), a public house, a church, and a village hall.

The first documentary evidence of Welton appears in the Domesday Book, with the name derived from the fresh springs and wells found in the locality.

With many magnificent countryside walks possible from the doorstep, Welton village also features a little-known but very beautiful and serene section of the Grand Union Canal, which accommodates Welton Haven Marina.

Situated between the A361 Banbury Road and the A5 Watling Street, Welton boasts excellent main road connections, with M1 Junction 18 just under six miles away. For public transportation, Long Buckby village train station is only five miles away and offers direct services to London Euston and Birmingham New Street.

Property Information

Local Authority: South Northamptonshire Council

Services: Water, Drainage, LPG, & Electricity

Council Tax: Band D **EPC:** Rating E

Agent's Note:

This property features open-cell spray foam insulation on the underside of the roof, installed by a BBA approved contractor and covered by a KIWA 25-year guarantee. Potential buyers should be aware that some mortgage lenders may require a retention or additional survey due to the nature of the material. For more details, please refer to the KIWA certificate available in the on-line property listing.

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. 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. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



Craven Cottage, Welton, NN11 2JP

Approximate GIA (Gross Internal Floor Area) = 122 sqm (1313 sqft)

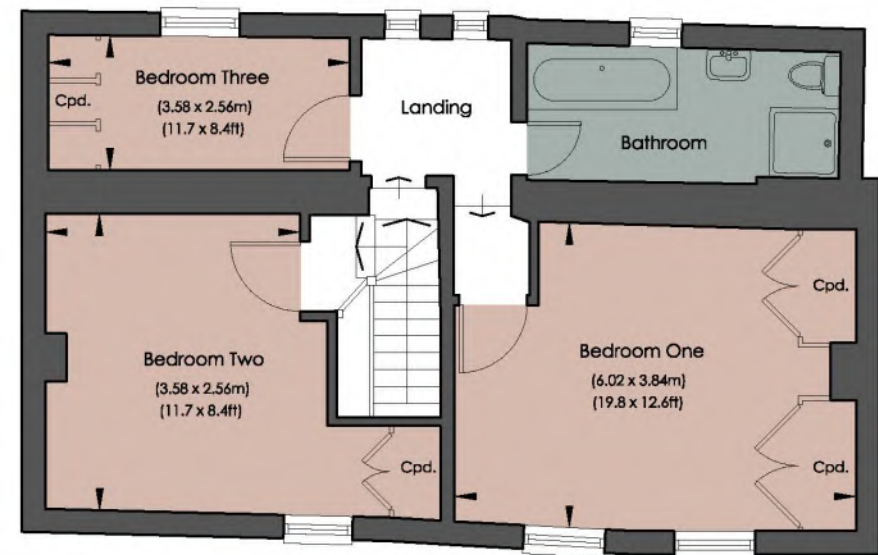


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 71 sqm (764 sqft)



FIRST FLOOR GIA = 51 sqm (549 sqft)



WELTON

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