

NEW INSTRUCTION



THE COTTAGE

Station Road, Blisworth, NN7 3DS



DAVID COSBY
ESTATE AGENTS



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Total GIA | Exc. Garage & Workshop 139 sqm (1496 sqft)

Features

- Attractive 1920s Arts and Crafts dormer bungalow
- Flexible accommodation arranged over two floors
- Triple-aspect sitting room and separate Dining room
- Four bedrooms plus dressing room with vanity area
- Generous plot extending to over 0.4 acres
- Detached double garage and separate vehicular access
- Established south-facing gardens
- Potential to extend or subdivide, subject to planning
- Offered for sale with no onward chain

Description

Located on a sizeable plot extending to over 0.4 acres and offering significant potential for extension or subdivision (subject to the necessary planning approvals), this attractive 1920s dormer bungalow is constructed in the Arts and Crafts style, featuring characterful façades finished in roughcast render beneath hipped roofs, with matching dormer windows and an elegant front veranda draped in mature Wisteria.

Situated on the northern edge of the sought-after village of Blisworth, this versatile home offers flexible accommodation arranged over two floors. The ground floor includes a bright triple-aspect sitting room, a central dining room with wood-burning stove, a kitchen with adjoining pantry, a conservatory, a ground floor bedroom (or additional reception room), and a bathroom. The first floor provides two bedrooms, a dressing room with vanity area, and a separate WC.

The property stands within established south-facing grounds, divided between productive kitchen gardens—with glasshouse, fruit cage, and substantial workshop—and a more formal lawned garden planted with a variety of mature trees. There is pedestrian access via a picket gate and pergola, and separate vehicular access to a detached double garage. The rear boundary is well screened by mature trees and shrubbery.

This charming home presents a rare opportunity to acquire a sizeable and versatile plot within a well-regarded village setting.



A characterful 1920s Arts and Crafts bungalow set in over 0.4 acres of established south-facing gardens, offering flexible accommodation and excellent potential for extension or subdivision, subject to planning.

The Property

Sitting Room

The sitting room is accessed via a traditional three-panel timber door from the front veranda and enjoys a triple aspect, with natural light provided by three separate casement windows to the front elevation. A substantial early twentieth-century fireplace with a tiled surround and hearth forms the principal focal point of the room. The floor is laid with a cut pile carpet, with a hardwood timber circulation route extending from the entrance door through to the central lobby.

Rear Entrance Hall

The rear entrance hall can be accessed from the garden via a traditional three-panel timber door, complemented by an adjoining large, fixed casement window which provides natural light. Quarter-winder stairs with white-painted balustrades and handrail rise to the first-floor accommodation. The walls are finished with textured lining paper, and the floor is laid with loop pile carpet. Original doors open from the hall to the Bedroom 3 / Reception, and the bathroom.

Dining Room

Positioned centrally to the rear of the property, the dining room benefits from natural light through a four-unit casement window. A recessed fireplace with ironstone reveals and a quarry-tiled hearth houses a wood-burning stove, forming an attractive focal point.

Family Snug / Bedroom 4

Located to the right-hand side of the property, and with a three-unit window overlooking the side aspect, this versatile space has many options for use, including a fourth bedroom or Family Snug area.

Kitchen

Situated to the rear right-hand side of the property, the kitchen is a bright, triple-aspect space with natural light provided by two separate casement windows to the side and rear elevations. A part-glazed door opens into the adjoining conservatory. While the existing base and wall units are functional, a future purchaser may wish to update the kitchen to suit modern requirements. The generous proportions of the kitchen, together with the adjoining walk-in pantry—featuring a traditional timber casement window and fitted shelving—offer considerable scope for reconfiguration and enhancement.





The Property

Conservatory

The conservatory features perimeter glazing set above roughcast rendered walls, creating a pleasant space ideal for potting plants or enjoying a quiet morning coffee. A sliding door opens to a useful storage cupboard, while a part-glazed door provides access to the side aspect of the property.

Bedroom Three / Reception

Located to the front left-hand side of the property, this generously proportioned room benefits from excellent natural light through dual aspect windows overlooking the front and side gardens. The space comfortably accommodates a double bed and perimeter wardrobes, although it could equally serve as a spacious second reception room, depending on the purchaser's requirements.

Bathroom

The bathroom is fitted with a three-piece suite comprising a bath with shower over, and a ceramic wash hand basin and WC, both set within a light oak-effect vanity unit with a mirrored bathroom cabinet above. The walls are part tiled with ceramic finishes, and natural light is provided by a frosted two-unit casement window to the side elevation. Heating is supplied by a wall-mounted chrome ladder towel rail and a separate panel radiator.

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The Property

First Floor Landing

The first-floor landing features painted balustrades and handrails, with cut pile carpeting to the floor. Traditional three-panel doors provide access to the bedrooms and the first floor WC.

Bedroom 1

Positioned to the right-hand side of the property, Bedroom 1 is a generously proportioned double room featuring a dormer window overlooking the front garden and vaulted ceilings that add architectural interest. Recessed perimeter shelving has been incorporated, and a small eaves hatch provides access to the roof void. The floors are finished with cut pile carpet, and the walls are decorated with lined paper. Leading from the main bedroom is a spacious dressing room, fitted with built-in cupboards featuring bifold louvred doors and slatted pine shelving. A three-unit window provides natural light to this area, and a melamine-topped base unit and inset wash hand basin provides a convenient vanity area.

Bedroom 2

Previously used as a hobby room and study, Bedroom 2 features a matching dormer window overlooking the side aspect and vaulted ceilings. The floors are finished with cut pile carpet, and the walls are decorated with lined paper. Recessed niches provide useful storage, and a small eaves hatch offers access to the roof void.



Grounds

Front Aspect

The property is set back from Station Road behind a mature mixed hedgerow with grounds extending to over 0.4 acres, offering generous outdoor space for both cultivation and recreation. The size and configuration of the plot may also offer scope for subdivision or future development, subject to the necessary planning consents.

A picket gate provides paved pedestrian access to the main entrance, while a separate vehicular access with dropped kerb leads to a detached double garage and parking for two vehicles.

The south facing front aspect is best appreciated from the covered veranda, which features trailing Japanese wisteria and is supported by traditional stained timber posts. The garden is thoughtfully divided into two distinct areas. To the left, the garden is arranged for productive use, with beds laid out for vegetables, fruit, and cut flowers.

A timber workshop—measuring approximately 20 square metres—offers excellent utility. Nearby are two further timber storage sheds, both sheltered by a mature sycamore tree.

To the right, a more formal lawned garden is enclosed by established planting and includes specimen trees such as Norway Maple and Scotch Laburnum. A paved pathway continues around the side of the house, beneath a mature horse chestnut, to the conservatory and kitchen entrance.

Rear Aspect

A pathway continues to the rear of the property, providing access to a secondary entrance via the rear hallway. The boundary to the rear is defined by a traditional post and rail fence, beyond which lies a gently raised embankment. This area is well screened by a variety of mature trees and established shrubbery, offering a natural buffer from the adjacent railway line.

Garage

The detached double garage is of masonry construction, finished with matching roughcast render to complement the main dwelling. Vehicular access is provided via a modern aluminium up-and-over door. Internally, the garage offers generous space for vehicle storage, with additional room at the rear suitable for workshop use or further storage.



Location

Blisworth is an attractive village situated approximately five miles south of Northampton and four miles north of Towcester. It is well-placed for commuting, with excellent road links to the A43 and M1 motorway (Junction 15) providing convenient access to London, Birmingham, and the wider motorway network. Northampton railway station offers regular direct services to London Euston and Birmingham New Street.

Blisworth retains much of its old-world charm, characterised by period stone cottages, a historic church, and the Grand Union Canal, which runs through the village. The canal towpaths offer excellent opportunities for walking, cycling, and leisurely recreation, with the Blisworth Tunnel and nearby Stoke Bruerne providing points of interest for those keen to explore the area's waterways heritage. An annual Canal Festival, hosted by the village, draws visitors from across the region.

The property lies to the north of the village centre and backs onto the West Coast Main with pleasant front aspect countryside views.

Local amenities include a village shop incorporating a post office and news agency, a doctors' surgery, and two well-regarded public houses, The Royal Oak and The Walnut Tree Inn. Blisworth Community Primary School serves the village and its surrounds, whilst secondary schooling is available at the Elizabeth Woodville School in Roade. A variety of independent and grammar schools in Northampton and surrounding areas are also accessible.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Oil, Electricity

Council Tax: Band C **EPC:** D

Broadband: Ultra Fast Broadband Available 1800Mbps Upload Speeds

Agent's Note

Please be advised that the property is located adjacent to a railway embankment. While the embankment is screened by mature trees and planting, prospective purchasers should be aware that noise from passing trains will be experienced.

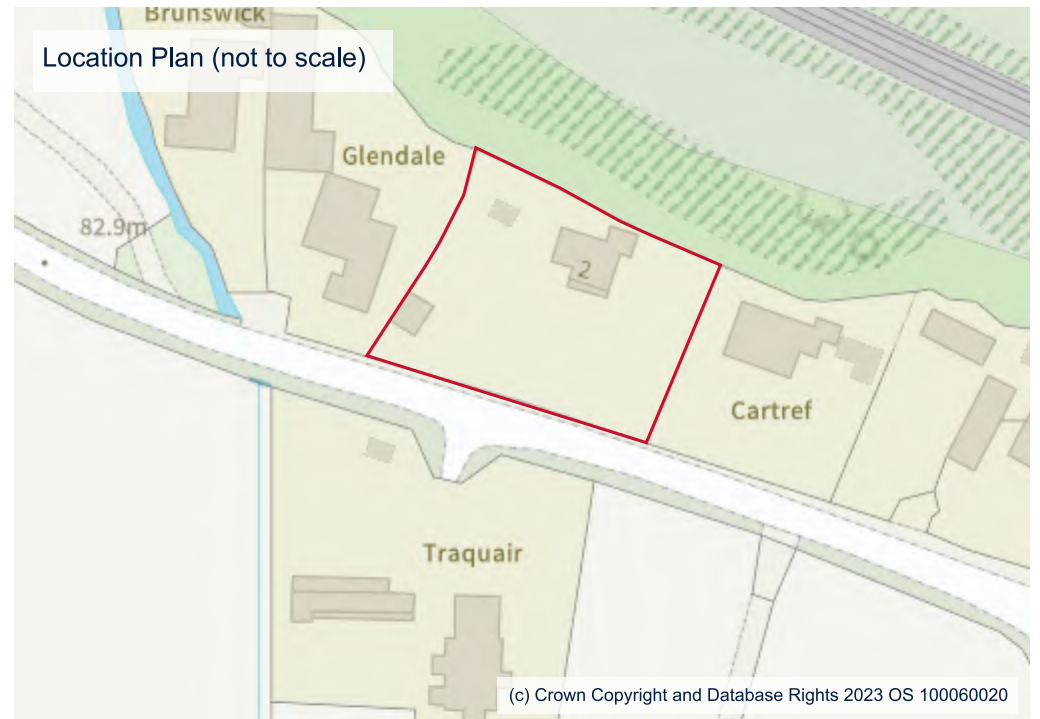
Important Notice

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.

Grand Union Canal, Blisworth



Location Plan (not to scale)



The Cottage, Station Road, Blisworth, NN7 3DS

Approximate GIA Exc. Garage & Workshop = 139 sqm (1496 sqft)

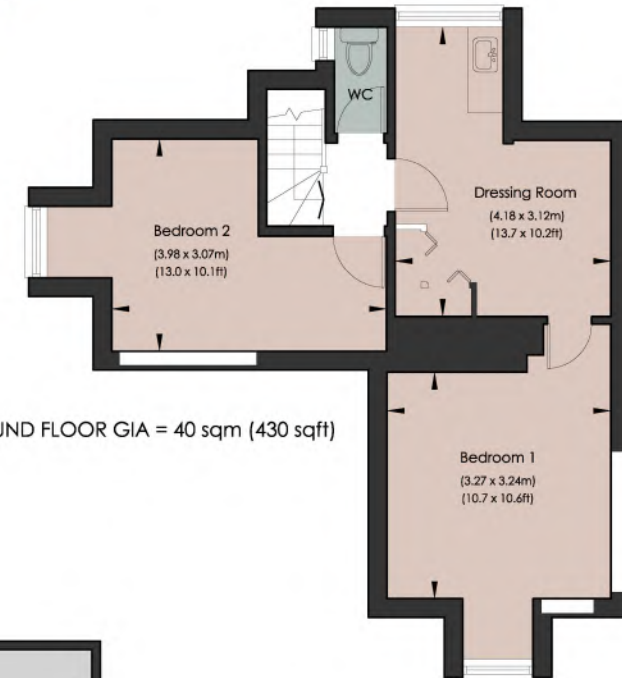


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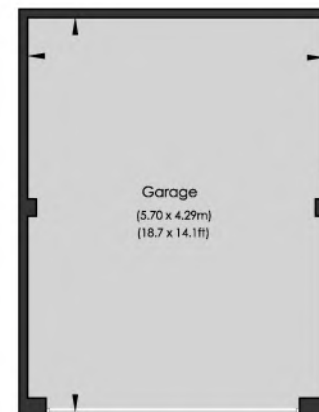
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



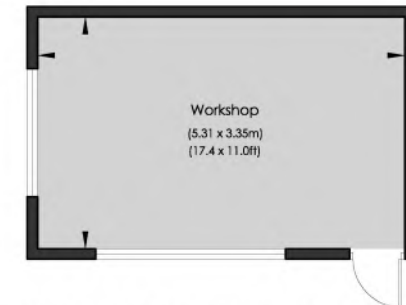
GROUND FLOOR GIA = 99 sqm (1066 sqft)



GROUND FLOOR GIA = 40 sqm (430 sqft)



GARAGE GIA = 24 sqm (258 sqft)



WORKSHOP GIA = 18 sqm (193 sqft)



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01604 979628

enquiries@davidcosby.co.uk

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Sadie Tyson
MNAEA
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@ enquiries@davidcosby.co.uk

☎ 01604 979628

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