

NEW INSTRUCTION



HIGH STREET
Blisworth, NN7 3BJ

 DAVID COSBY
ESTATE AGENTS



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High Street

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Total GIA (Gross Internal Area) Approx. 91 sqm (979 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.



A well-presented Grade II Listed stone cottage in the heart of Blisworth, offering two double bedrooms, two characterful reception rooms, a landscaped rear garden, and off-road parking.

Ground Floor Accommodation

The entrance lobby is laid with quarry tile flooring and features exposed ceiling joists, with ledged and braced doors giving access to a cloakroom and a bathroom fitted with a pedestal wash hand basin, panelled bath with shower over, and tempered glass screen. A frosted casement window provides natural light and ventilation.

The wide galley-style kitchen is well-appointed with a range of base and eye-level units, quarry tile flooring with occasional decorative insets, and a large timber casement window overlooking the rear patio. Built-in appliances include a double electric oven, four-burner hob with extractor, and fridge freezer, with space and plumbing for a washing machine, tumble dryer, and dishwasher. A panelled pine door opens into the dining room.

Forming part of the original sixteenth-century cottage, the dining room is full of character, featuring a substantial inglenook fireplace with stone niches, quarry tile hearth, and freestanding open fire grate beneath an impressive hood. Exposed chamfered beams and joists add further appeal, and there is space for a family dining table, complemented by a window seat and a useful niche for coat and boot storage.

The sitting room is a generously proportioned and inviting space with exposed ceiling beams, a classically styled open fireplace, and dual-aspect windows offering views to the front aspect and the rear garden. A flight of open-tread stairs rises from this room to the first-floor accommodation.





First Floor Accommodation

The first floor is approached via an open-tread staircase rising from the sitting room to a landing with vaulted ceilings, exposed purlins and rafters, and neutral loop-pile carpeting. Slatted, ledged and braced doors with Suffolk latches open to two well-proportioned double bedrooms, each offering a balance of character and comfort.

To the right-hand side of the landing, the principal bedroom enjoys generous proportions and a vaulted ceiling. The room is finished with white emulsion walls and a neutral cut-pile carpet and is currently arranged as a twin, though it would serve equally well as a principal bedroom. A top-hung casement window to the front elevation allows natural light into the room, while a recessed niche provides useful storage and there is ample perimeter space for freestanding furniture.

On the opposite side of the landing, the second double bedroom mirrors the traditional charm of the first, with part-exposed trusses and purlins to the vaulted ceiling. A traditional casement window to the side elevation provides a pleasant outlook and good natural light, while the neutral cut-pile carpet gives the room a warm and comfortable feel.

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Grounds

Front Aspect

The cottage fronts directly onto High Street and presents an attractive façade of hewn limestone and ironstone, complemented by traditional timber casement windows. The steeply pitched roofline is enhanced by raised parapet gables and brick chimney stacks, characteristic of the village's architectural vernacular. A dropped kerb provides vehicular access to a macadam parking bay, from which a timber gate leads through to the enclosed rear garden.

Rear Aspect

The rear garden is a particularly appealing feature of the property, offering a sheltered and sunny aspect. A generous paved terrace adjoins the kitchen, providing an ideal space for outdoor dining and entertaining. Beyond, a gently stepped transition leads to a lawn, which offers room for recreation. The well-maintained perimeter borders are stocked with an established variety of shrubs and perennials, creating seasonal interest and a sense of enclosure.

Positioned to the rear of the garden are two useful timber garden sheds, providing practical storage. The boundaries are formed principally of attractive limestone walling, complemented in parts by upper trellising and trained pear trees along the right-hand side. A notable feature is the circular stone well with gabled canopy and chain pulley, lending historical character and charm to this delightful garden setting.



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: Mains Water, Gas, Electricity, and Drainage

Council Tax: Band D **EPC:** N/A **Tenure:** Freehold

Broadband: Ultra Fast Broadband Available

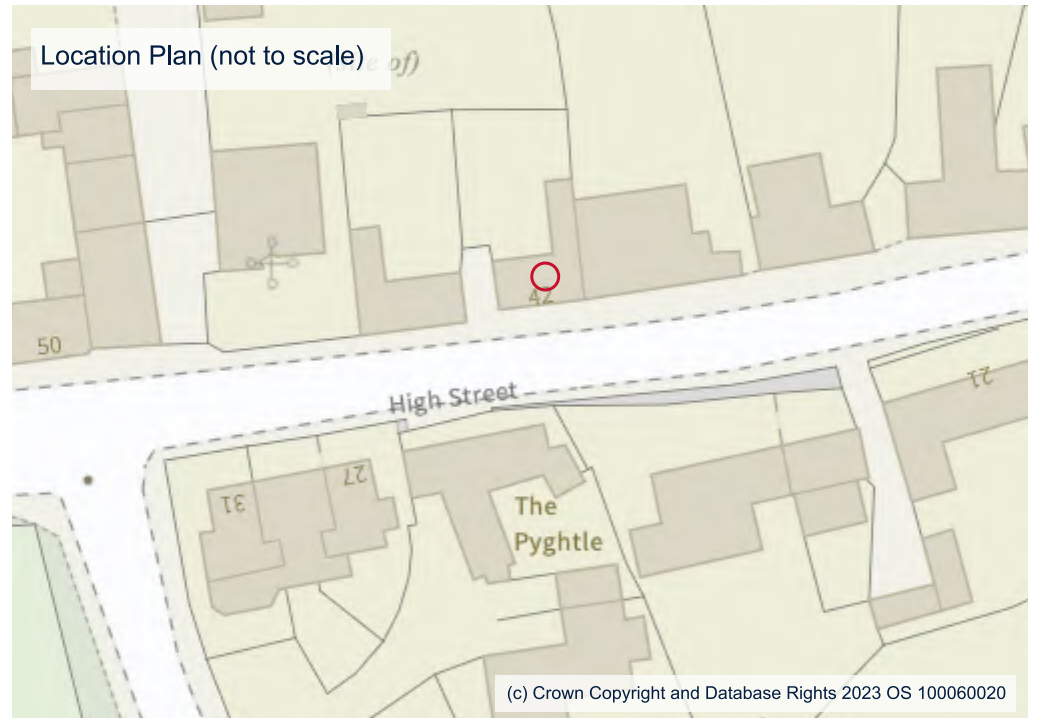
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Blisworth Village



Location Plan (not to scale)



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High Street, Blisworth

Approximate GIA (Gross External Area) = 91 sqm (979 sqft)

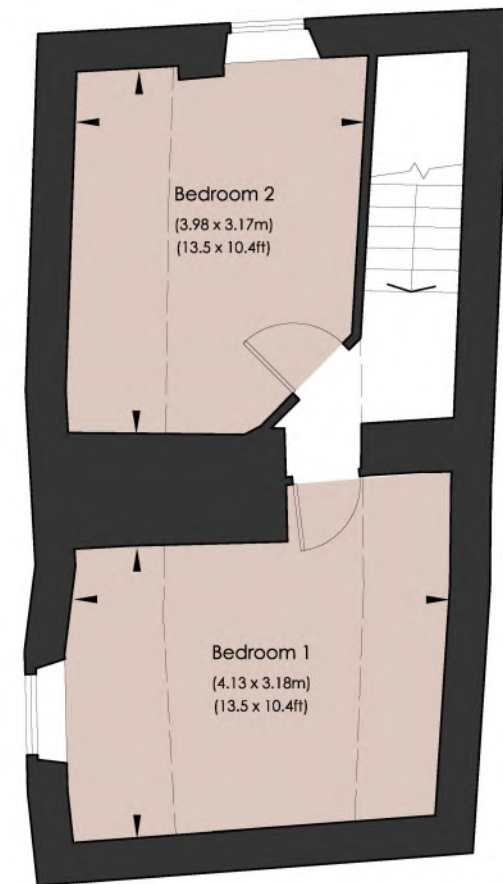


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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 = 55 sqm (592 sqft)



FIRST FLOOR GIA = 36 sqm (387 sqft)



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