

NEW INSTRUCTION



FARTHINGSTONE ROAD
Litchborough, Towcester, NN12

 **DAVID COSBY**
ESTATE AGENTS



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Farthingstone Road

Litchborough, Towcester, NN12

Total GIA Inc. Garage | Approx. 89 sqm (958 sqft)



4 Bedrooms



1 Reception



1 Bathroom

Features

- Four-bedroom 1950s mid terraced village home
- Generous front and enclosed rear gardens
- Reception room with original fireplace
- Kitchen/Breakfast Room
- Excellent potential for modernisation
- Large rear garden with brick-built outhouses
- Quiet village setting near Towcester
- No onward chain

Description

A spacious four-bedroom 1950s mid-terrace home set within the sought-after village of Litchborough, surrounded by open countryside in West Northamptonshire. The property occupies a generous plot with off-road parking, gardens to both the front and rear, and useful solid brick outbuildings, offering clear potential for improvement.

The ground floor comprises an entrance hall, sitting room, a kitchen with under-stairs storage and a four-piece bathroom. To the first floor, the landing provides access to four bedrooms. Outside, the enclosed gardens extend to both the front and rear, with side pedestrian access and two brick-built stores beneath a tiled, vaulted roof.

Enjoying a quiet village setting whilst remaining within easy reach of Towcester, major road links and rail connections, the house presents an ideal refurbishment project for those seeking a well-proportioned family home with scope to be updated and adapted to modern living requirements. The property is offered for sale as a housing association disposal and is sold as seen; independent inspections and surveys are strongly advised prior to submitting an offer.



A four-bedroom 1950s mid-terrace village home with off-road parking, generous front and enclosed rear gardens, brick outbuildings and excellent scope for sympathetic modernisation, offered with no onward chain

The Property

Entrance Hall

Accessed via a part-obscured double-glazed composite front door, the entrance hall provides practical space for coats and footwear. Doors lead to the sitting room, and a timber staircase rises to the first floor, with original floorboards retained.

Sitting Room

A generously proportioned reception room centred on an open fireplace with an original 1950s tiled surround and matching hearth. The room retains exposed floorboards and picture rails, with walls currently finished in embossed paper. Natural light is provided by a double-glazed window to the front elevation, and a panelled door opens through to the kitchen.

Kitchen

The kitchen retains its original arrangement and is fitted with a range of base and wall units, together with a stainless-steel sink and drainer set beneath a double-glazed window overlooking the rear garden. There is built-in storage via an under-stairs cupboard, providing useful space for household items and cleaning equipment. The walls incorporate ceramic tiles above base units, and a part glazed door opens directly to the rear garden.

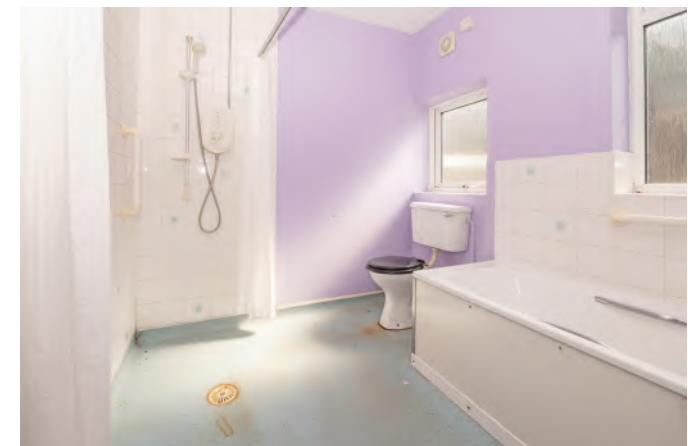
Bathroom

The ground-floor bathroom is fitted with a four-piece suite comprising a pedestal wash-hand basin, low-level WC, panelled bath and a walk-in shower with riser rail and curtain rail. Two obscured double-glazed windows to the rear elevation provide natural light and ventilation. A wall-mounted electric heater is installed.



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The Property

First Floor Landing

Centrally positioned, the landing gives access to all four bedrooms via original panelled doors. Exposed floorboards remain, ready to receive new coverings, and the walls are finished in a neutral scheme. A large timber ceiling hatch provides access to the roof space.

Bedroom 1

Positioned to the front right-hand side of the house, Bedroom 1 is a well-proportioned double room with a double-glazed window to the front elevation. The room retains timber floorboards and profiled picture rails to the walls.

Bedroom 2

Bedroom 2 is a well-proportioned double room with a window to the rear elevation, enjoying views over the garden. A built-in cupboard houses the domestic hot water cylinder. The room retains original timber floorboards ready to receive new coverings, together with profiled picture rails to the walls.

Bedroom 3

A spacious single bedroom positioned to the front left-hand side of the house, with window overlooking the front garden. The room retains timber floorboards and picture rails.

Bedroom 4

A good-sized single bedroom positioned to the rear of the house, with window overlooking the rear garden. A door opens to a useful built-in storage cupboard, and the room retains timber floorboards.



Grounds

Front Garden

Set back from Farthingstone Road, the property is approached via a shared pedestrian pathway and benefits from a generous front garden, predominantly laid to lawn with established planting and maintained shrub borders. A path leads to the front entrance and continues along the left-hand side of the terrace to provide access to the rear garden. A dropped kerb and metal double swing gates open to a hardstanding area providing off-road parking for one vehicle.

Rear Garden

The substantial rear garden is predominantly laid to lawn, with a pathway along the left-hand side and a patio area directly adjoining the house. Mature borders incorporate a variety of established shrubs and trees, providing structure and privacy. Steps with grab rails lead down from the kitchen to the patio, creating a practical transition between the house and garden. A gated side access connects to the shared passageway leading to the front.

Outbuildings

A versatile pair of solid brick outbuildings set beneath a high-level vaulted timber roof structure clad in tiles. The first store is accessed via a timber door and has power and lighting connected. A double-glazed window provides side elevation light. The room also retains a redundant brick-built hearth, understood to be the former base of a solid-fuel wash copper or boiling unit, typical of rural workers' housing of this period. The second brick store is accessed via a separate timber door and includes an obscured window to the rear elevation. It provides useful ancillary storage.



Location

Litchborough is a traditional rural village set amidst open countryside in West Northamptonshire, a short drive from the historic market town of Towcester. Surrounded by gently undulating farmland and a network of footpaths and bridleways, the village offers a peaceful and well-connected setting for those seeking a quieter pace of life.

The village has an appealing mix of architectural character, ranging from period cottages to larger country houses. Notable landmarks include Litchborough Hall, a former manor house, and the Church of St Martin, a twelfth-century building that sits at the heart of the community.

Day-to-day amenities include a village hall and children's play area, together with The Old Red Lion, a traditional public house recently reopened to serve the village. A broader range of shops, services and leisure facilities is available in Towcester.

Schooling in the area includes a primary school in neighbouring Blakesley, with secondary provision in Towcester and Bugbrooke. A number of independent schools are also accessible, including Northampton High School and Quinton House.

For commuters, Litchborough is well placed for the A5, A43 and M1, while mainline rail services to London are available from Long Buckby and Milton Keynes, making the village a practical option for those seeking a rural home within reach of key employment centres.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, & Electricity

Council Tax: Band B **EPC:** E **Tenure:** Freehold

Broadband: Ultra Fast Broadband Available 1000Mbps

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval.

Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon.

This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer.

Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.



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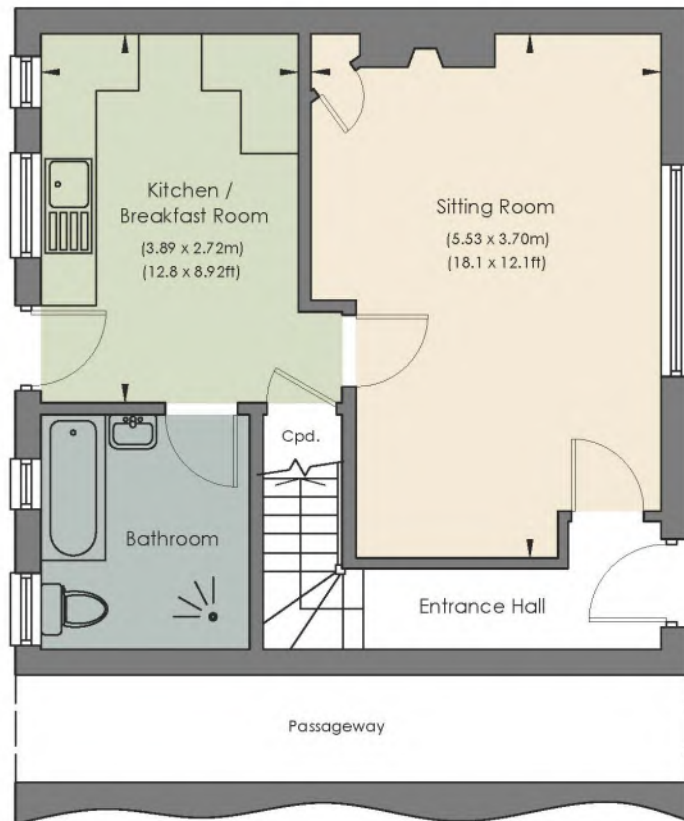
20 Farthingstone Road, Litchborough, NN12

Approximate GIA (Gross Internal Area) = 89 sqm (958 sqft)

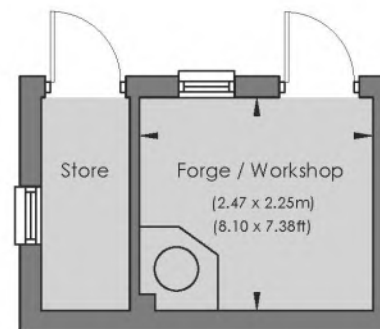


David Cosby Chartered Surveyors & Estate Agents

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.

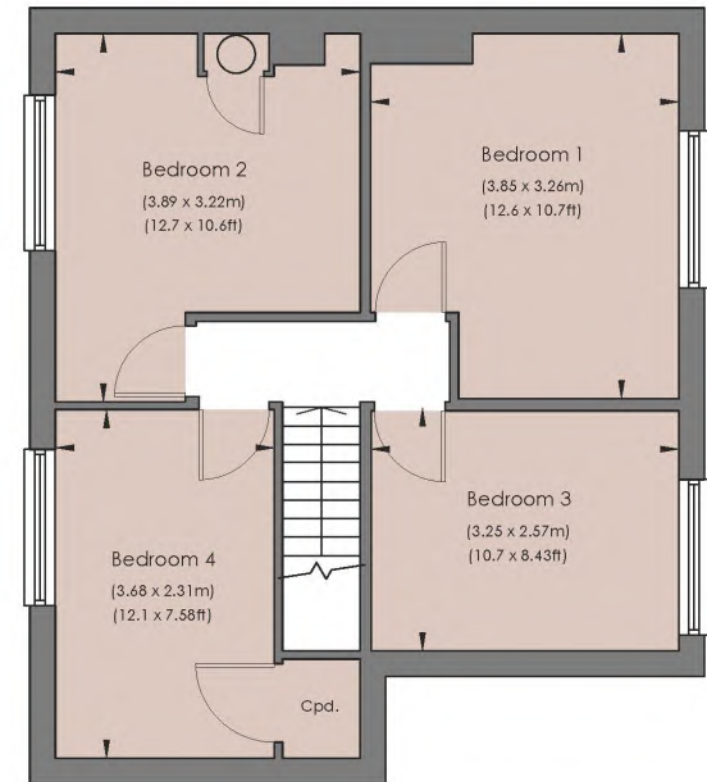


FIRST FLOOR GIA = 43 sqm (463 sqft)



OUTBUILDING GIA = 8 sqm (86 sqft)

(Location Not Relative)



GROUND FLOOR GIA = 46 sqm (495 sqft)





LITCHBOROUGH

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