

NEW INSTRUCTION



KING STREET  
Maidford, NN12 8HQ



DAVID COSBY  
ESTATE AGENTS







# King Street

Maidford, Towcester, NN12 8HQ

Total GIA (Gross Internal Area) | Approx. 58 sqm (624 sqft)



2 Bedrooms



1 Reception



1 Bathroom

## Features

- Grade II Listed two-bedroom cottage
- Peaceful village setting in Maidford village
- Period features throughout
- Dual-aspect sitting room and kitchen/dining room
- Solid timber Shaker-style units
- Two-tier rear garden with seating areas
- Brick outbuilding for storage
- Electric vehicle charging point

## Description

A characterful Grade II Listed two-bedroom cottage constructed in local ironstone, set in the peaceful village of Maidford. Period features have been retained throughout, including exposed beams, quarry-tiled floors, traditional joinery and inglenook fireplace. The accommodation is arranged over two floors with dual-aspect rooms providing good natural light. The sitting room centres on an inglenook fireplace with wood-burning stove (not currently in use), while the kitchen/dining room offers space for a table and traditional oil-fired stove. Outside, the cottage has an attractive frontage and a two-tier rear garden of a good size for a village property, with established planting, areas for seating and entertaining, and a useful original brick outbuilding for storage.

Maidford enjoys a rural setting within easy reach of Towcester and Daventry, with straightforward road connections via the A5 and A43. This is an appealing option for purchasers seeking a period home in a traditional Northamptonshire village environment.



A characterful Grade II Listed two-bedroom ironstone cottage in the peaceful village of Maidford, retaining period features throughout and benefiting from a good-sized two-tier rear garden, with an electric vehicle charging point, and convenient links to Towcester and Daventry.



# The Property

## Sitting Room

The solid oak front door opens into a dual-aspect sitting room that showcases many period details, including an exposed oak ceiling beam and a recessed inglenook fireplace with an oak lintel. The floor is laid with large-format quarry tiles, and masonry steps rise to a ledged-and-braced door with a Suffolk latch providing access to the rear garden.

Natural light is well balanced through traditional timber casement windows to both the front and rear. The fireplace incorporates a traditional-style wood-burning stove (not currently in use).

Built-in storage is a particular feature, comprising three vertical panelled cupboards beside the stairwell and an additional two-door cupboard adjacent to the entrance. Quarter-winder stairs, currently carpeted, lead to the first-floor accommodation.

## Kitchen / Dining Room

A further dual-aspect room, the kitchen/dining room is fitted with traditional solid timber, Shaker-style wall and base units, finished in duck egg blue and topped with solid oak work surfaces. A Belfast sink sits beneath a two-light timber casement window overlooking the rear garden, with a traditional chrome mixer tap and lever handles.

The floor continues in matching large-format quarry tiles, and a chamfered ceiling beam has been retained, reinforcing the cottage's period character. Additional natural light is provided by a three-light timber casement window to the front elevation.

There is space for a small table and chairs for everyday dining. Heating and hot water are provided by a heritage compact stove, which also offers traditional cooking facilities including two burner plates, an oven and a separate warming oven.

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# The Property

## First Floor Landing

The landing is finished with exposed, wide original oak floorboards. Painted butt-and-bead doors with Suffolk latches provide access to the two bedrooms and the bathroom.

## Bedroom One

A well-proportioned, dual-aspect double bedroom positioned to the right-hand side of the cottage, with a partially vaulted ceiling and sage-toned painted walls. Wide, period oak floorboards continue underfoot.

Natural light is provided by a three-light timber casement window to the front elevation and a smaller metal casement window overlooking the rear garden. Built-in wardrobe storage is set behind a slatted pine door with a Suffolk latch, fitted with hanging rail and shelving.

## Bedroom Two

Bedroom Two is a versatile room, well suited as a guest bedroom, home office or hobby space. The walls are finished in sage-toned paint with a partially vaulted ceiling in white. Exposed original oak floorboards continue, and natural light is provided by a three-light timber casement window to the front elevation.

## Bathroom

Positioned to the rear left-hand side of the cottage, the bathroom is fitted with a traditional-style three-piece suite comprising a close-coupled WC, a freestanding claw-foot bath with a chrome mixer tap and shower attachment, and a generous ceramic wash basin set on a chamfered pedestal with chrome pillar taps.

The walls are finished in neutral tones and the ceiling is partially vaulted. Wide original oak floorboards continue, and a part-frosted top-hung casement window to the rear elevation provides natural light. A chrome ladder-style towel rail provides heating.









# Grounds

## Front Aspect

Formerly associated with the principal Bake House building on the corner of King Street, The Cottage presents an attractive frontage of ironstone, approached via red brick steps to a solid timber entrance door with a Suffolk latch and decorative T-hinges.

Pedestrian access continues along the side elevation, where an electric vehicle charging point provides a useful modern convenience. Curved stone steps rise to a ledged-and-braced timber gate leading through to the rear garden.

## Rear Garden

The rear garden is arranged over two levels and is a good size for a village cottage. A traditional brick pathway leads back to the rear door, with a gently winding gravel path continuing through to the far end of the garden where there is a seating area and an additional slate-shingle terrace, ideal for outdoor dining and entertaining.

The central section is laid mainly to lawn with established shrubs and planted borders. An original brick outbuilding with a corrugated galvanised steel roof and a slatted timber door with Suffolk latch provides useful storage.

To the rear right-hand side, the oil tank is discreetly positioned behind trellis screening. Boundary treatments include a combination of coursed stonework and Flemish-bond brickwork with chamfered copings.





## Location

Maidford is a small and peaceful village in South Northamptonshire, set amid rolling countryside close to Towcester and Daventry. The village is characterised by ironstone houses and historic buildings, including the Church of St Peter and St Paul with its distinctive saddleback tower.

While Maidford itself is primarily residential, nearby Blakesley (around 2 miles) offers useful day-to-day amenities including a primary school, village shop/post office and public house, with Towcester (around 8 miles) and Daventry (around 10 miles) providing a wider range of services. The area offers excellent walking from the doorstep and easy access to nearby attractions such as the National Trust's Canons Ashby.

For commuters, the A5 and A43 link readily to the M1 and M40, with mainline rail services from Northampton and Banbury providing connections to London and Birmingham. A range of schooling is available locally, including primary options in surrounding villages and secondary education at Sponne School in Towcester.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Water, Drainage, Oil, & Electricity

**Council Tax:** Band C    **EPC:** Exempt    **Tenure:** Freehold

**Broadband:** Ultra Fast Broadband Available 1000Mbps

**Heating:** Oil fired radiator central heating via Heritage Stove

### 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.*

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*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**.*





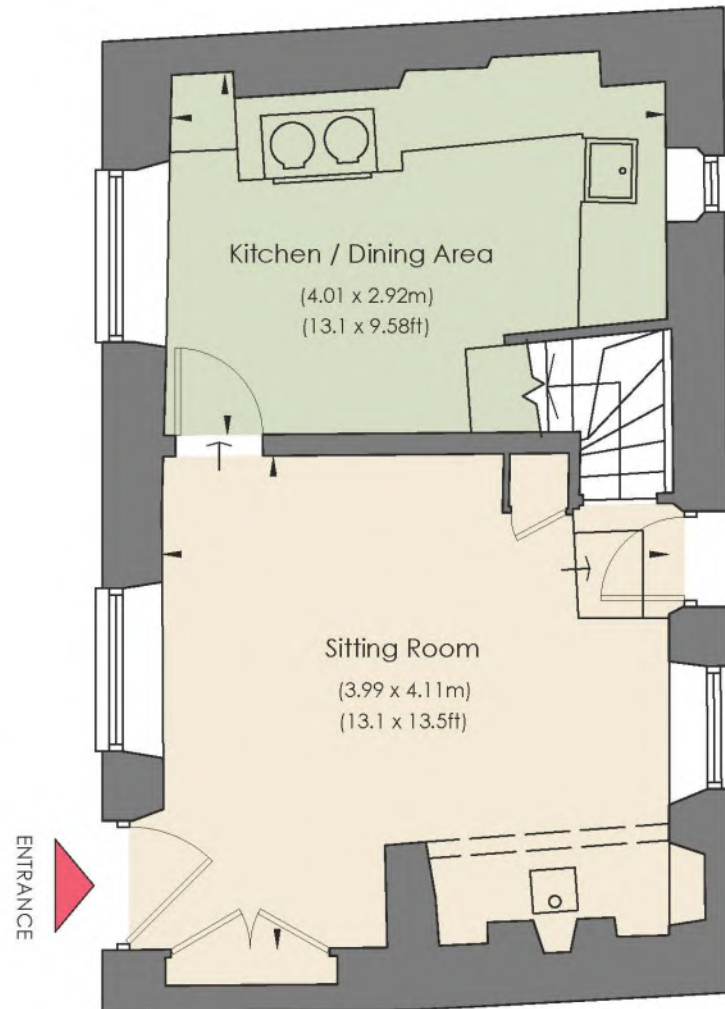
King Street, Litchborough, NN12 8HQ

Approximate GIA (Gross Internal Area) = 58 sqm (624 sqft)

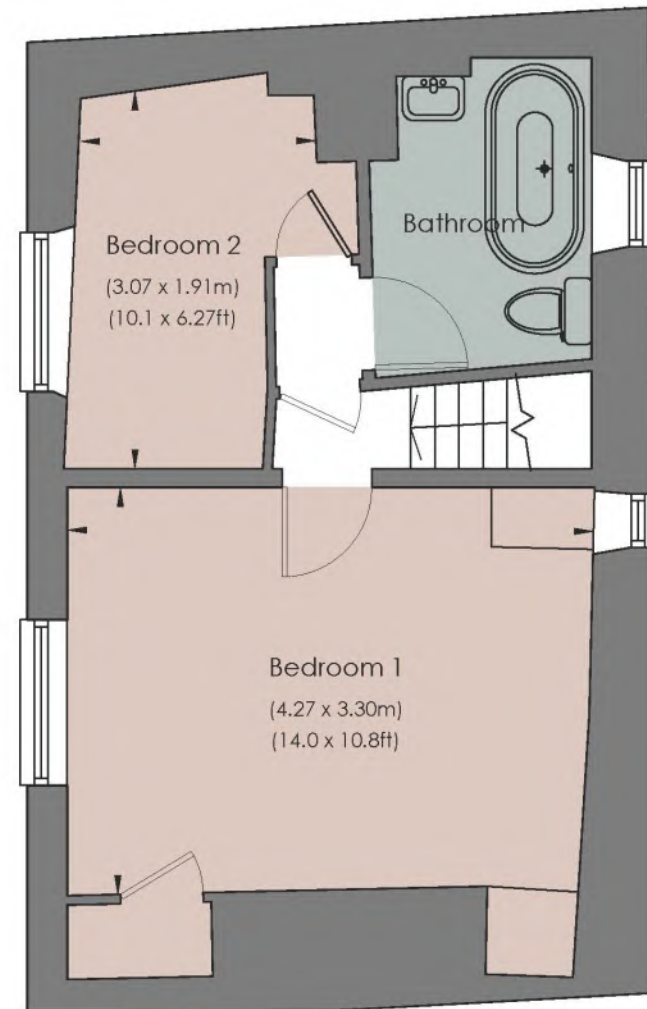


David Cosby Chartered Surveyors & Estate Agents

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 = 29 sqm (312 sqft)



FIRST FLOOR GIA = 29 sqm (312 sqft)





MAIDFORD

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