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At a glance

- Stone Built Cottage
- Four Bedrooms
- Landscaped Garden
- 1700 Sq. Ft
- Village Location
- Grade II Listed
- Double Garage and Driveway
- EV Charger



Moorend Road

Yardley Gobion, Towcester,
Northamptonshire, NN12 7UF

Price
£650,000

IN DETAIL

A beautiful Grade II listed stone-built cottage situated in the highly desired village of Yardley Gobion. Boasting original character features throughout, in brief this home comprises: entrance hall, kitchen, inner lobby, utility room, sitting room, family room, study, four bedrooms, shower room and a bathroom. This home also benefits from a generously sized landscaped garden, double garage and driveway allowing off-road parking.



Dining Room

Enter via the front door into the dining room which includes parquet flooring, an original exposed beam, character exposed stone wall, glazed windows to the front and rear aspects, stairs rising to the first floor landing and doors leading to all ground floor accommodation.

Kitchen

The kitchen includes both high level and low level units, ceramic sink with mixer tap, tiled flooring, single-nook with space for an Aga, exposed beams, tiling to

splashback areas, granite worksurfaces with upstands, vertical feature radiator, under unit lighting, two glazed windows to the side aspect, integrated dishwasher, integrated extractor hood and spaces for further appliances such as an under counter fridge and freezer. Doors lead to the sitting room and to an inner lobby.

Inner Lobby

The inner lobby includes continued tiled flooring, space for storage, and doors leading to the shower room and to the utility room.

Utility Room

The utility room includes tiled flooring, low level unit, worksurface area, sink with mixer tap, character exposed stone wall, built in storage cupboard, access to the loft via a hatch, door to the side aspect providing access to the garden, glazed window to the rear aspect, and spaces for appliances such as a washing machine and tumble dryer.





Shower Room

The shower room includes a WC, handwash basin, shower cubicle with rainfall shower, chrome towel radiator, obscured glazed window to the side aspect, wall tiling and floor tiling.

Sitting Room

The sitting room includes wooden flooring, ingle-nook fireplace containing a log-burning stove, original exposed beam and a bay to the front aspect containing a glazed window.

Family Room

Glazed French doors lead into the family room which includes wooden flooring, feature fireplace containing a log-burning stove, glazed window to the front aspect and an opening through to the study.

Study

The study includes tiled flooring, glazed French doors to the rear aspect providing access to the garden and spaces for a desk and for storage.

First Floor Landing

Stairs ascend from the dining area and split to the left and right. Stairs rising to the right provide access to bedroom four, whilst stairs rising to the left provide access to the first floor landing; which includes carpeted flooring, doors leading to bedrooms one and two, and a further set of stairs ascending to the second floor landing.



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Bedroom Four

Bedroom four includes wood effect flooring, vaulted ceilings with original exposed beams and a glazed window to the side aspect.

Bedroom One

Bedroom one includes wooden flooring, two sets of built-in wardrobes, original exposed beams and a glazed window to the front aspect.

Bedroom Two

Bedroom two includes wooden flooring, built-in wardrobes, original exposed beams and a glazed window to the front aspect.

Second Floor Landing

Stairs ascend from the first floor landing to the second floor landing which includes space for storage and doors leading to bedroom three and to the bathroom.

Bedroom Three

Bedroom three has a vaulted ceiling and includes wooden flooring, access to eaves storage, original exposed beams and a glazed window to the front aspect.

Bathroom

The bathroom includes a WC, table top handwash basin with vanity unit, free-standing claw-foot bath, character exposed stone wall, access to eaves storage, original exposed beams with downlighters and floor tiling.

Garden

The garden has been landscaped and is fully enclosed. It has been mainly laid to lawn and also includes a gravel area, access to the garage via a personnel door, stepping stone footpaths, mature tree, hedgerow, external security light, area of hard standing allowing space for a shed and flower beds to the borders containing mature shrubs and plants.

Outside

To the front of the property is a garden area which is bordered by a low box-hedge and a slabbed footpath leads to the front door. To the side of the property is a concrete driveway allowing off road parking and leading to the double garage; which has power, lighting, glazed window to the side aspect, and a personnel door leading into the garden.



Additional Info

- Services: Mains water, Electricity, Gas
- The Local Authority is West Northamptonshire Council
- The property is in council tax band E

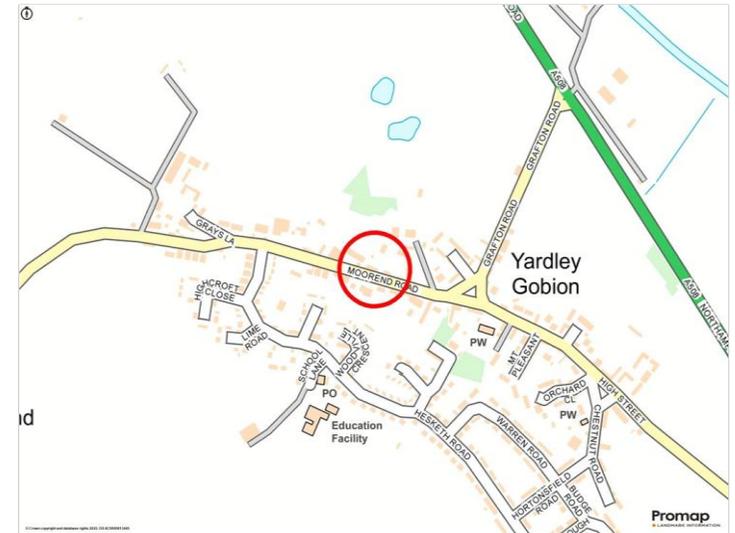
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Moorend Road, Yardley Gobion, Towcester, NN12

Approximate Area = 1700 sq ft / 157.9 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Mustard. REF: 1254368

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01327 350098 191 Watling Street West, Towcester, Northamptonshire NN12 6BX

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Mustard has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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