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At a glance

- 18th Century former post office
- Stunning countryside views
- Three bedrooms
- Kitchen/breakfast
- Sitting room
- EPC rating:- D



The Old Post Office

High Street South, Tiffeld, Towcester,
NN12 8AB

**Offers over
£450,000**

IN DETAIL

A three bedroom 18th century former Old Post Office. This property is located in the village of Tiffield with views over open fields to the rear. In brief this cottage comprises: entrance hall, utility, cloakroom, sitting room, dining room, kitchen/breakfast room, three bedrooms, en-suite, and a bathroom. Boasting original features throughout such as exposed beams, this home also includes an enclosed rear garden and off street parking.



Entrance hall

Enter via the solid oak front door into the entrance hall where doors lead through to the utility, cloakroom, dining room and the kitchen breakfast room.

Utility room

The utility room has a range of eye level and low level units, work surfaces, a butler sink with mixer tap and spaces for whitegoods.

Cloakroom

The cloakroom includes a WC, a hand wash basin, tiling to splashback areas and a glazed window to the side aspect.

Kitchen breakfast room

The kitchen breakfast room includes both base level and high level units, granite work surfaces, tiling to splashback areas, spotlighting, tiled flooring, Belfast-style sink with swan neck mixer tap, and integrated appliances



such as a dishwasher, Neff double oven, Neff microwave grill and a Neff warming drawer. To the rear aspect is a glazed window and a partially glazed door which leads out to the garden and a door leads to the sitting room.

Sitting room

The sitting room has exposed original beams, wall lighting, a door leading through to the kitchen breakfast room and a glazed window to the rear aspect.





Dining room

The dining room includes carpeted flooring, exposed beams, wall lighting, space for a dining table, a door to the entrance hall and a fireplace containing an iron log burner. To the front aspect is a glazed window.

Landing

Stairs rise from the dining room to the carpeted first floor landing where doors lead to all first floor accommodation.

Master Bedroom

The master bedroom includes hard wood flooring, a Juliet balcony which appreciates the far reaching views, and a door leading to the en-suite.

En-suite

The en-suite includes a WC, a hand wash basin, a corner shower unit, tiling to splashback areas, solid wooden flooring and a glazed window to the side aspect.

Bathroom

The bathroom includes wood flooring, a WC, a hand wash basin, a bathtub, tiling to splashback areas and a glazed window to the front aspect.



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Bedroom Two

Bedroom two includes carpeted flooring, built-in storage cupboard, and an exposed beam, stairs rising to the second floor and dual aspect glazed windows.

Bedroom Three

Bedroom three includes carpeted flooring, built-in storage in the eaves, glazed windows to the side aspects and two velux windows to the rear aspect.

Garden

The garden is fully enclosed by timber fencing and has been mainly laid to lawn. It also includes space for a shed, a patio area for seating, flower beds to the border containing plants and shrubs. There is side access to the driveway and far reaching countryside views.

Front

To the front of the property is an access path to your front door and to the side of the property is a gravel driveway for off street parking.



Additional Info

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

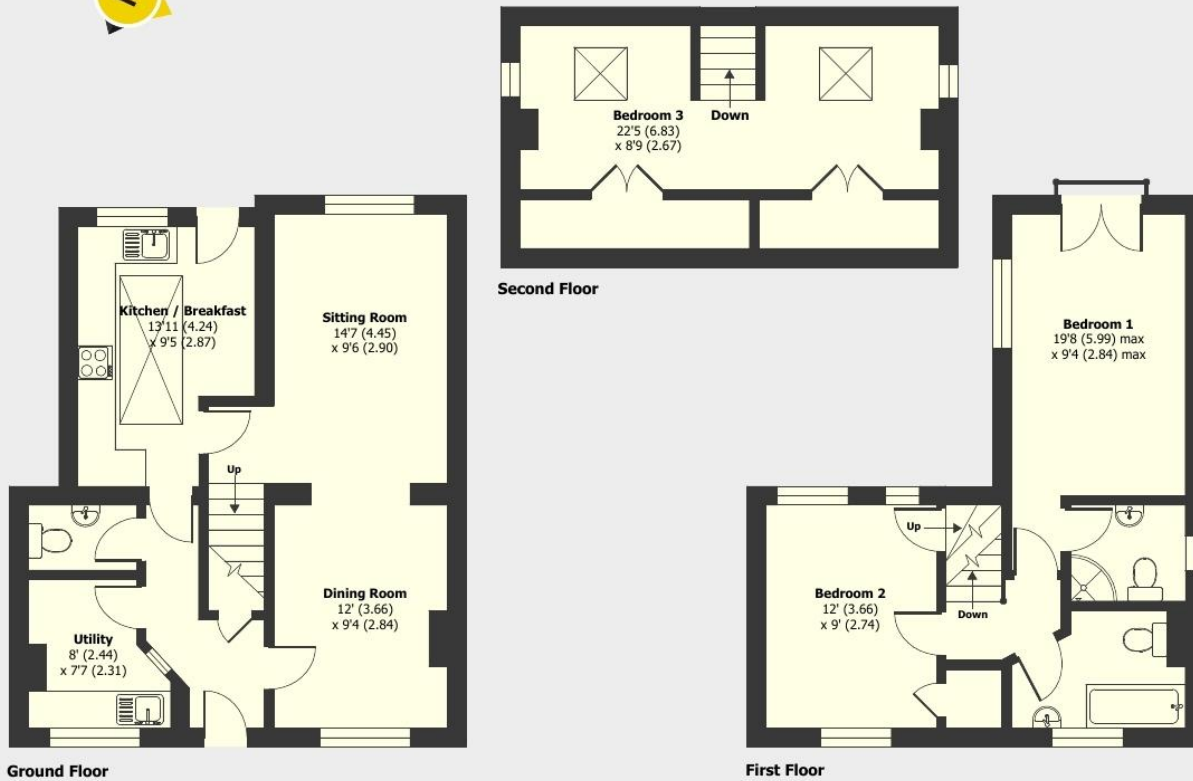
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High Street South, NN12

Approximate Area = 1260 sq ft / 117.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Mustard. REF: 1107154



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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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