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### At a glance

- Grade II Listed
- Deatched Cottage
- 17th Century
- Original Features Throughout
- Three/Four Bedrooms
- Front and Rear Gardens
- Driveway and Double Garage
- EPC Exempt



### Grafton Road

Yardley Gobion, Northamptonshire, NN12 7UE

**Offers Over  
£675,000**



## IN DETAIL

**Melita Cottage** is a stunning thatched stone-built home situated in the conservation area of the highly sought after village of Yardley Gobion. Built in the 17th Century, in brief this Grade ii listed property comprises: entrance hall, sitting room, dining room, kitchen, inner lobby, utility room, study, three bedrooms, bathroom, shower room and cloakroom. There is also a self-contained room with it's own private entrance which could be used as a fourth bedroom or second office. Located on a generous plot this home also boasts beautifully kept front and rear gardens, double garage with a workshop and driveway allowing off road parking for multiple vehicles.



### Entrance

Enter via the front door into the entrance hall which has tiled flooring, a feature exposed stone wall, stairs rising to the first floor landing, exposed original beams, door leading to the dining room and an opening through to the sitting room.

### Sitting Room

Two steps descend to the sitting room which includes continued tiled flooring, exposed original beams, ingle nook fireplace

containing an original feature cast iron fire guard, glazed window to the rear aspect, original exposed stone walls and two bays to the front aspect containing glazed windows. A door leads through to the study.

### Study

Two brick steps descend from the sitting room to the study which includes an original exposed oven, vaulted ceiling with exposed original beams, Oak flooring and glazed windows

to the front and rear aspects. A door leads to the shower room.

### Shower Room

The shower room includes a WC, handwash basin, shower cubicle, wood effect flooring, chrome towel radiator, humidity-controlled extractor fan, vaulted ceiling with exposed original beams, wall tiling and a glazed window to the front aspect.







### Dining Room

The dining room includes tiled flooring, exposed original beams, single nook fireplace containing an original feature cast iron fire guard and two bays to the front aspect containing glazed windows. An opening leads through to steps ascending to the kitchen.

### Kitchen

The kitchen includes both base level and high level units, Belfast sink with mixer tap, solid wooden worksurface, tiling to splashback areas, tiled flooring, door through

to the inner lobby and integrated appliances such as a low level oven, hob and extractor hood. There are also spaces for further appliances such as a fridge/freezer. To the front aspect is a glazed window and a stable door which provides access to the front garden.

### Inner Lobby

The inner lobby includes tiled flooring, an opening into the utility room, sliding door into the cloakroom and to the rear aspect is a door which provides access to the rear garden.

### Utility Room

The utility room includes a work surface area, stainless steel sink with mixer tap, obscured glazed window to the rear aspect, continued tiled flooring and spaces for appliances such as a dishwasher, washing machine and tumble dryer.

### Cloakroom

The cloakroom includes a WC, handwash basin, continued tiled flooring, tiling to the splashback area and an obscured glazed window to the side aspect.



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### First Floor Landing

Stairs rise from the entrance hall to the first floor landing which includes carpeted flooring, exposed original beams, glazed window to the front aspect and doors leading to all first floor accommodation.

### Bedroom One

Bedroom one includes carpeted flooring, partially vaulted ceiling with exposed original beams, fitted wardrobe and glazed windows to the front and rear aspects.

### Bedroom Two

Bedroom two includes carpeted flooring, glazed window to the rear aspect and a partially vaulted ceiling with exposed original beams.

### Bedroom Three

Bedroom three includes carpeted flooring, glazed window to the front aspect, built in wardrobe and a partially vaulted ceiling with exposed original beams.

### Bathroom

The bathroom includes a WC with tiling behind, handwash basin, panelled bath with shower

attachment, partially vaulted ceiling with exposed original beams and an obscured glazed window to the front aspect.

### Front Garden

To the front of the property is a garden which is fully enclosed and has been laid to lawn. It includes raised flower beds, raised area of hard standing for seating, and some mature trees, plants and shrubs to the borders. A gravelled footpath with stepping stone slabs is accessed by a cast iron gate and runs to the front of the property, leading to the front door. There's also

access from the front into the kitchen via a stable door.

### Rear Garden

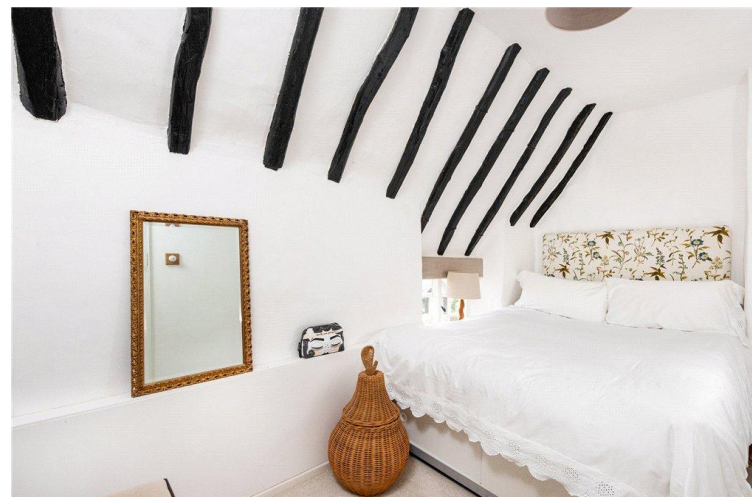
The garden has been mainly laid to lawn and also includes mature fruit trees, hedgerow border to the rear, flower beds laid to wood chippings and raised hardstanding which allows space for a wooden shed, seating and a greenhouse. A footpath descends to provide access to the driveway and a separate set of stairs ascends to provide access to the fourth bedroom/study.

### Bedroom Four/Study

The self-contained bedroom four/study has it's own private entrance with Oak flooring, partially vaulted ceiling with exposed original beams and access to storage spaces.

### Parking

The concrete driveway allows parking for multiple vehicles and provides access to the double garage; which has barn doors, power, electricity and a workshop to the side with a glazed window to the front aspect.



### Additional Info

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

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## Grafton Road, Yardley Gobion, Northamptonshire, NN12



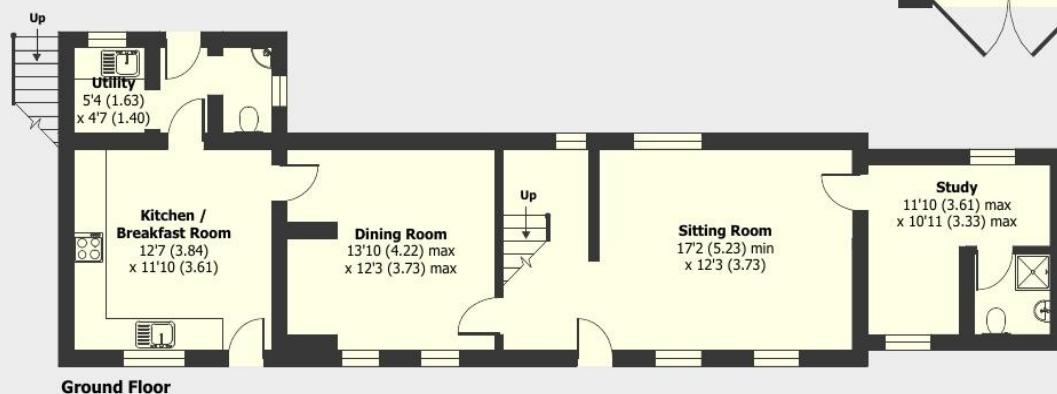
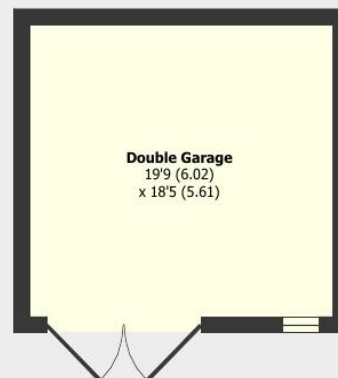
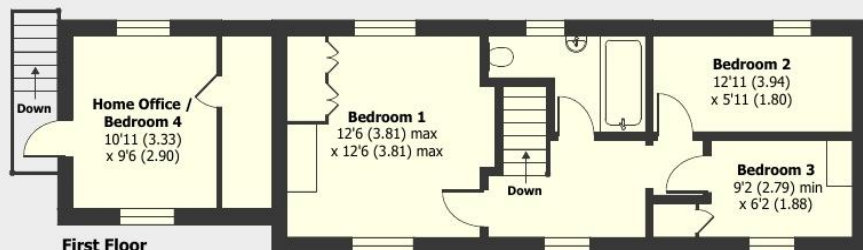
Approximate Area = 1328 sq ft / 123.3 sq m

Garage = 364 sq ft / 33.8 sq m

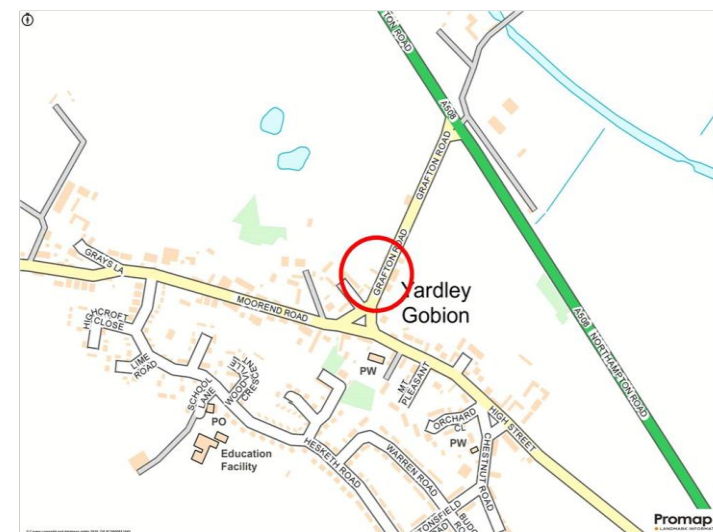
Outbuilding = 140 sq ft / 13 sq m

Total = 1832 sq ft / 170.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025. Produced for Mustard. REF: 1349578



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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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