



At a glance

- Character Cottage
Originating from 1748
- Three Bedrooms
- Generous 0.23 Acre Plot
- Popular Village Location
- Countryside Views
- EPC Rating F

Full property description

A charming semi-detached cottage situated within the highly desirable village of Woodend. Dating from 1748 this property is bursting with character features throughout and, in brief, comprises: entrance hall, kitchen, sitting room, dining room, rear porch, three bedrooms, potential en-suite, bathroom and attic room. Positioned on a 0.23 acre plot, this home also offers gated off-road parking and countryside views.





Additional Information

Services: Mains water, electricity

Local Authority: West Northamptonshire Council

Council Tax Band: D

Energy Efficiency: F

Entrance Hall

The entrance hall has carpeted flooring, a door leading to the kitchen, an opening through to the living room, stairs rising to the first floor landing and a window to the side aspect.

Kitchen

The kitchen includes both low level and high level units, tiling to splashback areas, space for a breakfast table, access to an understairs storage cupboard, an integrated hob and spaces for other appliances such as a double-oven and fridge/freezer. Two steps descend to the dining room and a door leads to the entrance hall. To the rear aspect is a door providing external access and there are windows to the rear and both side aspects.

Sitting Room

A step descends from the entrance hall to the sitting room which includes carpeted flooring, an original exposed beam, two windows to the front aspect and a feature fireplace containing a wood-burning stove. An opening leads to the dining room.

Dining Room

A step descends from the sitting room to the dining room which includes carpeted flooring, access to a storage cupboard and a door leading through to the rear porch.

Rear Porch

The rear porch has a window to the side aspect and glazed French doors to the rear aspect leading out to the garden.





First Floor Landing

Stairs rise from the entrance hall to the first floor landing where there is a glazed window to the side aspect and doors leading to all first floor accommodation and to an airing cupboard containing a water tank with storage above.

Bedroom One

Bedroom one has three steps descending to the main bedroom area which includes carpeted flooring, fitted wardrobes, exposed wooden beams, access to a built in storage cupboard and two windows to the front aspect. A door leads to stairs ascending to the attic room and a door leads to the potential en-suite which has a window to the rear aspect, a WC and plumbing in place to be fully renovated.

Bedroom Two

Bedroom two includes carpeted flooring and windows to the rear and side aspects.

Bedroom Three

Bedroom three includes carpeted flooring and windows to the front and side aspects.





Bathroom

Three steps descend from the first floor landing to the bathroom which includes a WC, handwash basin, panelled bath, wall tiling, heated towel rail and a window to the rear aspect.

Attic Room

The attic room has a dormer window to the rear aspect.

Outside

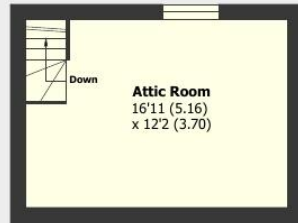
To the front of the property is a gated entrance with access to off-road parking. The property is situated on a generous plot with lawned gardens wrapping around to the front, side and rear. The gardens also include a mature hedgerow, mature trees, two sheds and patio areas for seating. Additionally, there is a brick-built garage offering potential for renovation, including the possibility of conversion into an annexe, subject to the necessary planning permissions.



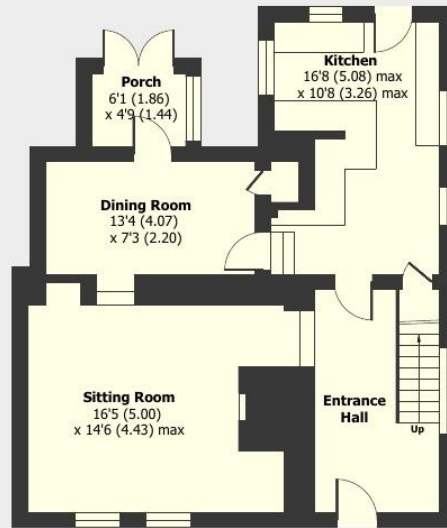
Woodend, Towcester, NN12

Approximate Area = 1620 sq ft / 150.5 sq m

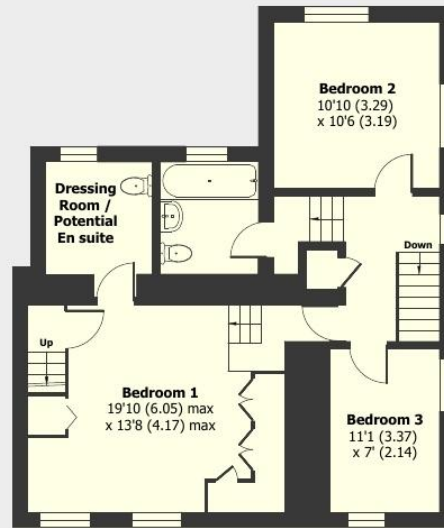
For identification only - Not to scale



Second Floor



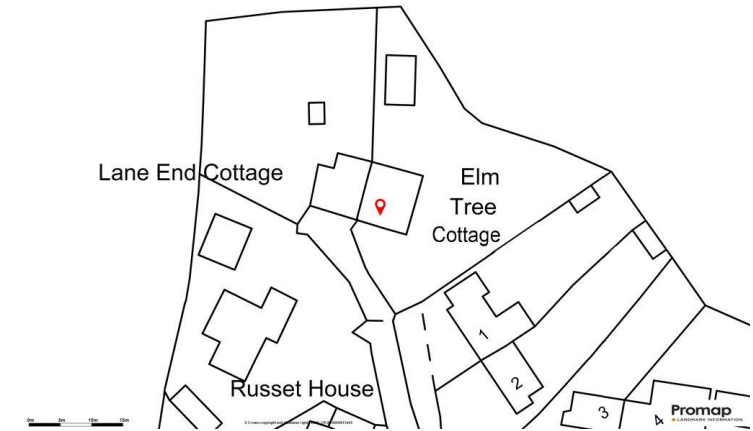
Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Mustard. REF: 1440011

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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.

