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At a glance

- Character Cottage
- Sought After Village Location
- Two Bedrooms and Separate Annex
- Two Reception Rooms
- Generously Sized Garden
- EPC Rating E



High Street

Whittlebury, Towcester, Northamptonshire,
NN12 8XH

Price
£290,000

IN DETAIL

A charming stone-built cottage situated in the heart of the highly sought-after village of Whittlebury. This former Lacemakers' cottage is brimming with character and offers, in brief: an entrance porch, sitting room, dining room, kitchen, two bedrooms, and a bathroom.

Overlooking playing fields and countryside views to the front, this property also boasts a beautiful garden extending to approximately 100 ft, as well as a versatile external annexe featuring its own private living space and wet room—ideal for guests, working from home, or additional accommodation.



Entrance

Enter via the front door into an entrance porch which has space for storage, terracotta tiled flooring, glazed window to the side aspect and a feature hardwood latch & brace door leading through to the sitting room.

Sitting Room

The sitting room includes a bay window to the front

aspect with a seating area, an exposed original beam, feature fireplace with multi-fuel stove and wooden mantel, carpeted flooring, built-in storage dresser, stairs rising to the first floor landing and an opening through to the dining room.

Dining Room

The dining room includes terracotta tiled flooring, space

for a dining table, built in storage, feature fireplace with wooden mantel, exposed original beams, door leading through to the kitchen and a box bay window to the rear aspect with a seating area. There's also a worksurface area with tiling to splashback areas and spaces for appliances beneath.





Kitchen

The kitchen includes both low level and high level units, pitched ceiling, tiling to splashback areas, continued terracotta tiled flooring, Belfast sink with mixer tap, glazed window to the side aspect, exposed brick feature wall, space for a cooker and an integrated extractor hood. An opening leads through to the inner lobby.

Inner Lobby

The inner lobby includes continued terracotta tiled flooring, storage shelving, a door to the bathroom and a partially glazed door to the side aspect providing access into the garden.

wall tiling, extractor fan and obscured glazed windows to the side and rear aspects.

Bedroom Two

Stairs rise from the sitting room to bedroom two which has exposed wooden floorboards, exposed original beams, glazed window to the rear aspect, wall lighting and a feature latch and brace door leading to bedroom one.

Bathroom

The bathroom includes a WC, handwash basin, panelled bath with shower over, glass shower screen, full height



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Bedroom One

Bedroom one includes exposed wooden floorboards, exposed original beams, glazed window to the front aspect, feature fireplace and wall lighting.

Annex

The former external store rooms have been tastefully converted into an Annex which has: a pitched ceiling

with exposed beams, external lighting, wood effect flooring, built-in dresser unit, glazed windows to the front and side aspects and a door leading through to the shower room.

Shower Room

The shower room is a wet-room and has floor tiling and full height wall tiling throughout. It also includes a WC, handwash basin,

spotlighting, extractor fan and a handwash basin.

Garden

The generously sized mature garden extends around 100ft in length. It includes slabbed and block paved footpaths, areas laid to lawn, an area laid to patio for seating and a secluded decked area with external power point. It also features space for a

greenhouse, space for a storage shed, vegetable patches, mature hedgerows and flower beds containing a variety trees, plants and shrubs.

To the rear of the property there is also a common yard area which is shared with No.15, and No. 17 has a pedestrian right of way along the rear of No.'s 15 & 13 to the front.

Outside

To the front of the property is a dwarf stone wall with steps ascending to the front door, and flower beds to either side.

Additional Information

This property has benefited from areas of renovation throughout, including a recently installed new central heating system.



Additional Info

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

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High Street, Towcester, NN12

Approximate Area = 633 sq ft / 58.8 sq m

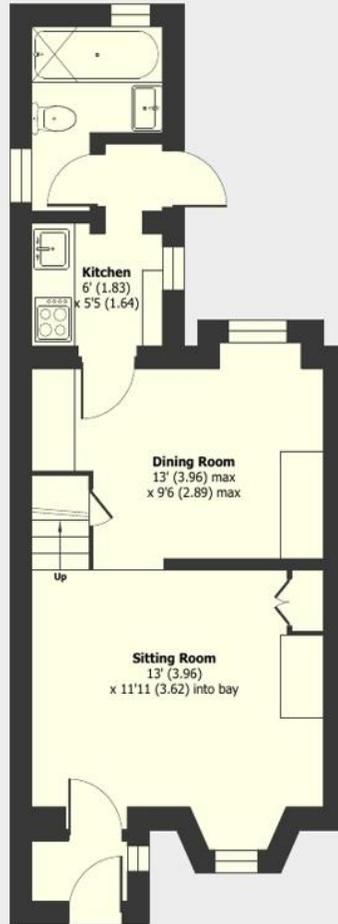
Annexe = 108 sq ft / 10 sq m

Total = 741 sq ft / 68.8 sq m

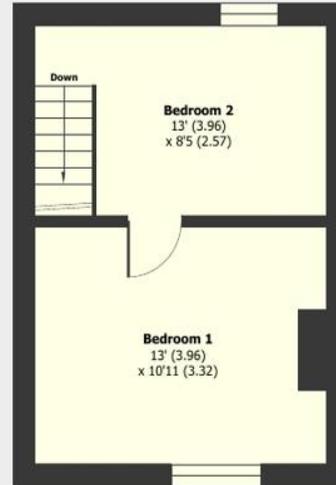
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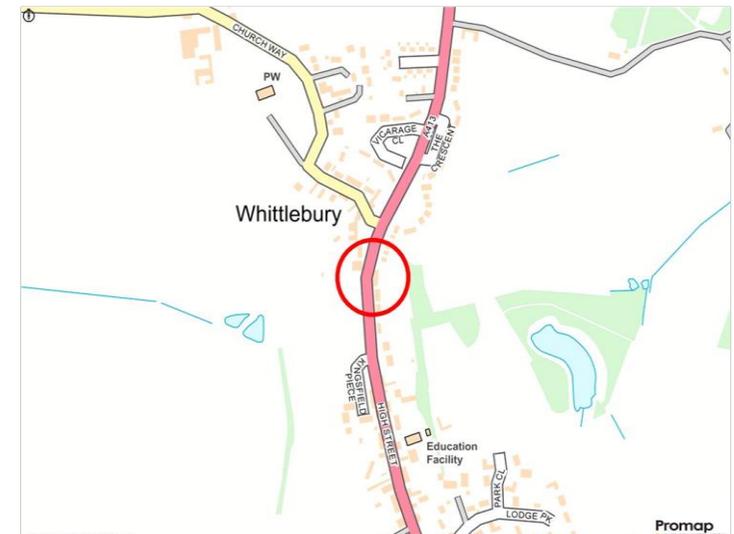
Annexe



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mustard. REF: 1385483

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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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