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At a glance

- Detached
- Two Bedrooms
- Stone Cottage
- Desired Village Location
- Renovation Opportunity
- Three Reception Rooms
- Enclosed Front And Rear Gardens
- EPC Rating G



High Street

Whittlebury, Towcester,
Northamptonshire, NN12 8XH

Guide Price
£280,000

IN DETAIL

RENOVATION OPPORTUNITY

A stone cottage in need of renovation situated centrally in the highly desired village of Whittlebury. In brief this home offers: entrance porch, sitting room, two inner lobbies, kitchen, dining room, conservatory, two bedrooms and a bathroom. This home also benefits from enclosed front and rear gardens and an outbuilding.



Entrance

Enter via the front door into the entrance porch which includes tiled flooring, glazed windows to the side aspects and access to the sitting room.

Sitting Room

The sitting room includes carpeted flooring, wall lighting, feature fire place and a bay to the front aspect containing glazed windows.

Inner lobby

The inner lobby includes stairs rising to the first floor landing, access to an under-stairs storage

cupboard and a door to a second entrance porch where there's a glazed window to the side aspect, built-in bench and a door providing external access. Doors also lead to the sitting room and to the kitchen.

Kitchen

The kitchen includes both high level and low level units, spaces for appliances, sink with mixer tap, feature fireplace, pantry and a door leading to a second inner lobby.



Second Inner Lobby

The second inner lobby has a window to the side aspect and a doors leading to the kitchen, bathroom and dining room.

Bathroom

The bathroom includes a WC, handwash basin, panelled bath, floor tiling, wall tiling and an obscured glazed window to the side aspect.

Dining Room

The dining room includes carpeted flooring and patio doors to the rear aspect leading to the conservatory.





Conservatory

The conservatory has a brick base, partially pitched roof, and glazed windows to the rear and side aspects. An ascending step leads to a hallway where a door to the side aspect provides external access.

First Floor Landing

Stairs rise from the entrance hall to the first floor landing where there's a glazed window to the side aspect and doors leading to bedrooms one and two.

Bedroom One

Bedroom one has exposed wooden flooring, built-in mirrored wardrobe and a bay to the front aspect containing a glazed window.

Bedroom Two

Bedroom two has exposed wooden flooring, fitted wardrobes and glazed windows to the rear and side aspects.

Garden

The South facing garden is fully enclosed and has been mainly laid to slabs. There are raised

flower beds to the borders containing plants, shrubs and trees. There is also an external outbuilding/store room, space for storage and access to the conservatory.

Outside

To the front of the property is a garden which is enclosed by a low stone wall with iron railings and is accessed via an iron gate. The garden has been laid to slabs and includes a tree and some mature shrubs. There's access to the front door and access to the garden via a wooden gate.



Additional Info

Mains Water, Electricity
Local Authority:
West Northamptonshire
Council
Council tax band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		1 G

High Street, Whittlebury, Towcester, NN12

Approximate Area = 1142 sq ft / 106.1 sq m

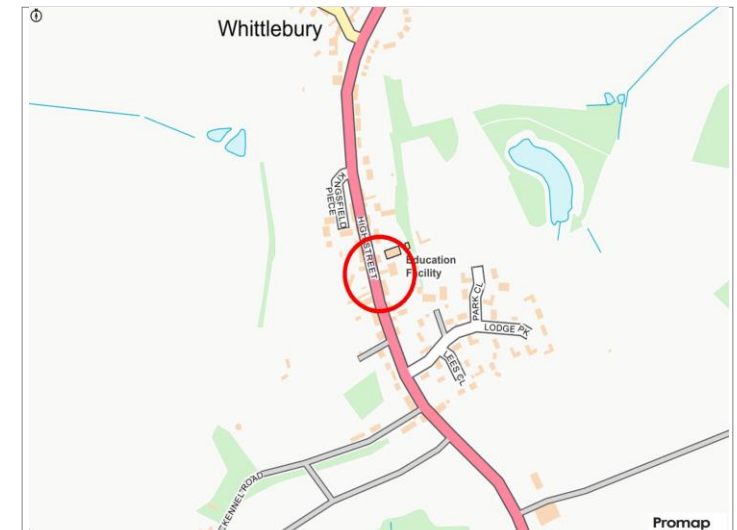
Outbuilding = 34 sq ft / 3.2 sq m

Total = 1176 sq ft / 109.3 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). © nitchcom 2025. Produced for Mustard. REF: 1320710



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

Mustard has not tested any 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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