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At a glance

- 18th Century Character Cottage
- 0.2 Acre Plot
- Two Bedrooms
- Separate Annex
- Village Location
- EPC Rating E



Reccas Cottage

High Street
Welton
Northamptonshire
NN11 2JP

**Offers Over
£280,000**

IN DETAIL

A well presented 18th Century cottage situated on a 0.2 acre plot in the highly desired village of Welton. In brief this home comprises: entrance porch, sitting room, kitchen, two bedrooms, bathroom and ensuite. This home also boasts a store room, external workshop and an allocated parking space. In addition, this character cottage offers a large enclosed garden and separate annex.



Entrance hall

Enter via the front door into the sitting room.

Sitting room

The sitting room includes original exposed beams, feature fireplace with log burning stove, fitted storage units, a built-in storage cupboard and glazed window to the front aspect. Doors lead to the kitchen and to the stair case which rises to the first floor landing.

Kitchen

The kitchen includes both high level and low level units,

exposed original beams, tiled flooring, ceramic sink with mixer tap, tiling to splashback areas and spaces for appliances such as a range-style cooker, fridge/freezer, dishwasher and washing machine. There's a glazed window to the side aspect and to the rear aspect are two glazed windows and partially glazed French doors which lead out to the garden.

First Floor Landing

Stairs rise to the first floor landing where doors lead to all first floor accommodation.



Bedroom One

Bedroom one includes carpeted flooring, feature fireplace, fitted wardrobes, door leading to the ensuite and glazed windows to the front and rear aspects.

Ensuite

The ensuite includes a WC, handwash basin, shower cubicle and an extractor fan.

Bedroom Two

Bedroom two includes carpeted flooring and a glazed window to the front aspect.





Bathroom

The bathroom includes a WC, handwash basin with vanity unit, free standing bath with rainfall shower over, wall tiling and an obscured glazed window to the rear aspect.

Outside

To the front of the property is a flower bed, and a door providing access to a store room, which also provides access through to the garden. This property benefits from an allocated parking space.

Garden

The garden is fully enclosed by timber fencing and has been landscaped over two areas. The first area has been laid to block paving and includes two storage sheds, a workshop and mature plants and shrubs to the borders. A low fence divides the first area from the second area where steps descend to provide access. The majority of the second, lower level is laid to lawn and also includes a block paved patio area, rockery, storage sheds, vegetable patches, access to the annex and mature trees, plants and shrubs.

Annex

The annex is an open plan studio space with a kitchen and sitting/sleeping area. There's a separate shower room which includes a WC and shower cubicle. To the front aspect are glazed windows and glazed French doors.



Additional Info

Local Authority:

Council tax band

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

High Street, Welton, Daventry, NN11

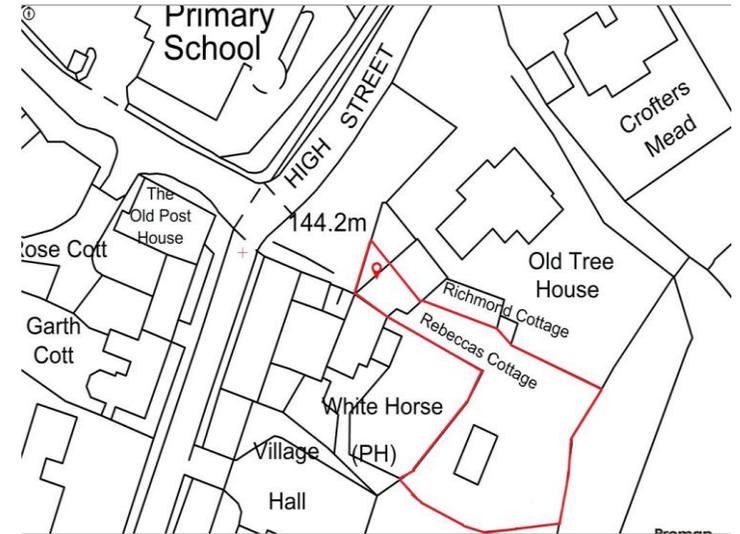
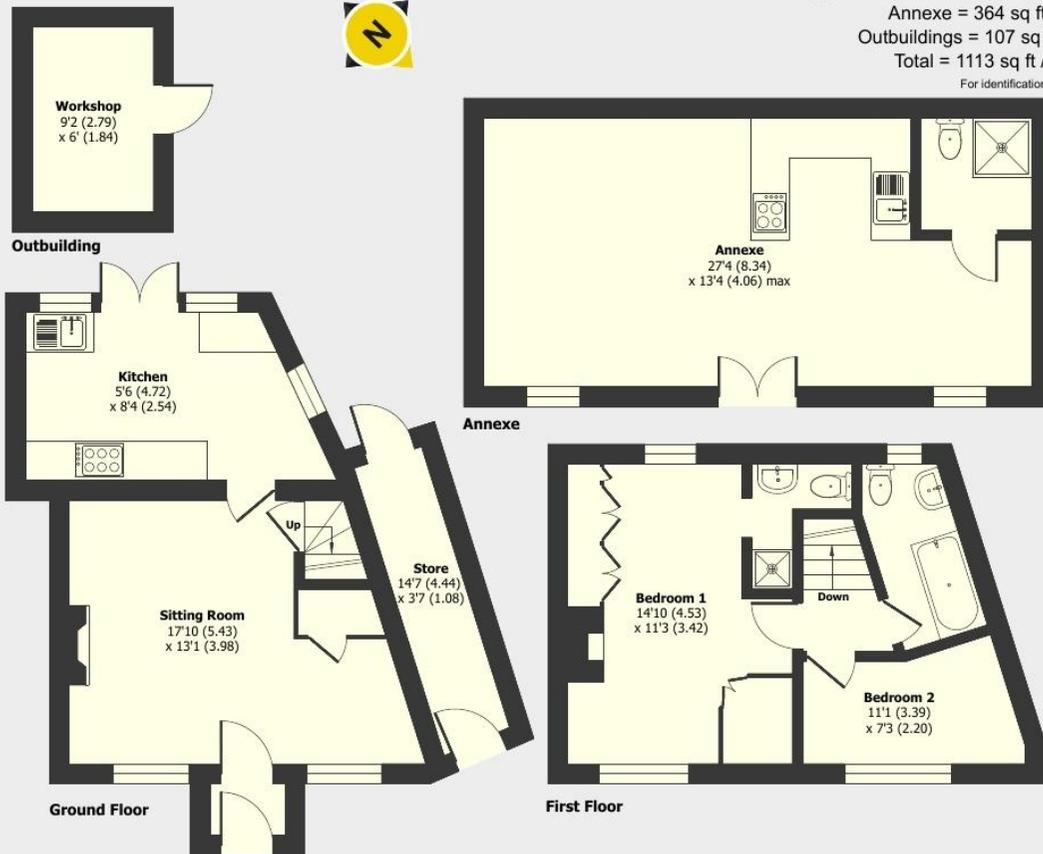
Approximate Area = 642 sq ft / 59.6 sq m

Annexe = 364 sq ft / 33.8 sq m

Outbuildings = 107 sq ft / 9.9 sq m

Total = 1113 sq ft / 103.3 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). © nchecon 2026. Produced for Mustard. REF: 1396757

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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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