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At a glance

- Ground Floor
- 1131 Sq. Ft
- Private Entrance
- Grade II Listed
- Private Terrace
- Allocated Parking Spaces
- EPC Rating C



Blisworth Mill

Gayton Road
Blisworth
Northampton
Northamptonshire
NN7 3RZ

Price
£300,000

IN DETAIL

An immaculately presented ground-floor apartment located in the highly sought-after village of Blisworth. Situated within the historic Blisworth Mill, which dates back to 1879, this Grade II listed property offers a wealth of original character and period features throughout. At 1,131 sq. ft, this is the largest apartment within the building and in brief comprises: an entrance hall, kitchen/breakfast room, sitting room, two bedrooms, bathroom, and an. Further benefits include it's own private entrance, a private external store building, two allocated parking spaces, and a private terrace next to the canal.



Entrance

Enter via the front door into the entrance hall which includes wood effect flooring, access to storage cupboards and doors leading to all accommodation.

Kitchen/Breakfast Room

The kitchen includes both low level and high level units, wooden flooring, ceramic sink with mixer tap, spotlighting, tiling to splashback areas, space for a dining table and integrated appliances such as

an oven, hob, extractor hood, microwave, fridge/freezer, washer/dryer and a dishwasher. To the side aspect is a sash window.

Sitting Room

The sitting room includes carpeted flooring, exposed original beams, original feature pillars, wall lighting, exposed brick feature wall and three sash windows to the rear and side aspects.



Bedroom One

Bedroom one includes carpeted flooring, fitted wardrobe with spotlighting above, an exposed original beam, an original feature pillar, a sash window to the rear aspect and a door leading to the ensuite.

Ensuite

The ensuite includes a WC, handwash basin with vanity unit, walk-in double shower, an original feature pillar, floor tiling and wall tiling.





Bedroom Two

Bedroom two includes carpeted flooring, double built-in wardrobes, exposed original beams, an original feature pillar and a sash window to the side aspect.

Bathroom

The bathroom includes a WC, handwash basin, shower cubicle, half-height wall tiling and floor tiling.

Outside

This property is accessible via it's own private entrance leading out the carpark, where there are two allocated parking spaces. This property also benefits from it's own private terrace area next to the canal which is accessed by a cast iron gate. In addition, there is also a private external store room.

Additional Information

Lease Length: 123 Years
Service Charge: £3279 p/a
Ground Rent: £150 p/a



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	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

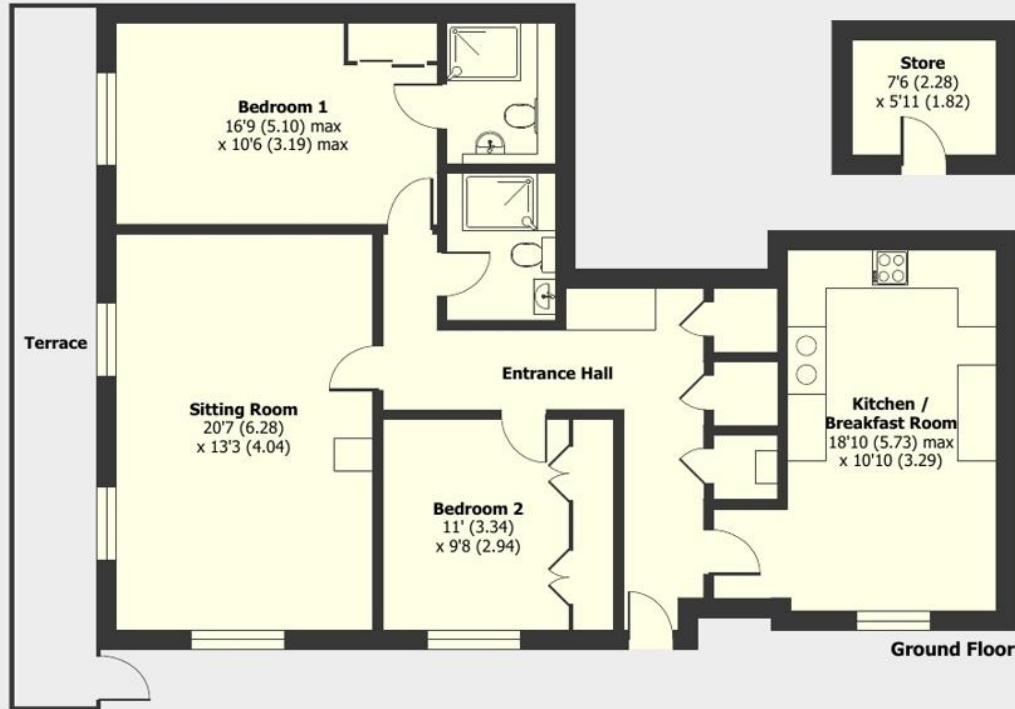
Blisworth Mill Gayton Road, Northampton, NN7

Approximate Area = 1131 sq ft / 105 sq m

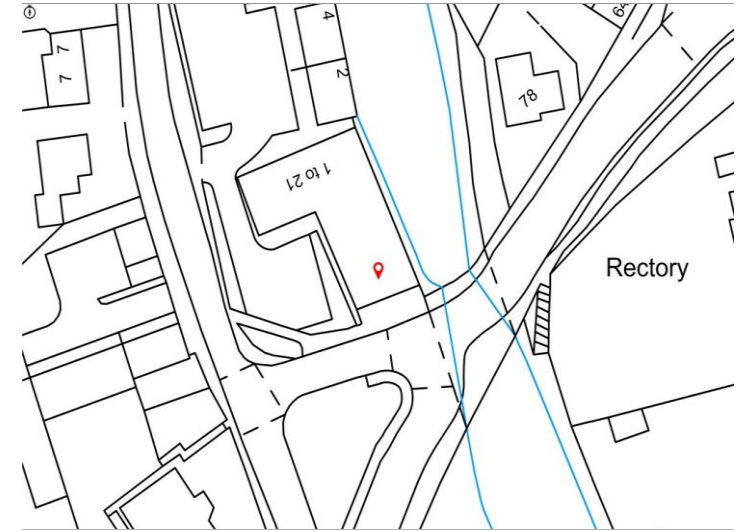
Outbuilding = 45 sq ft / 4.1 sq m

Total = 1176 sq ft / 109.2 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). © nlichecom 2026. Produced for Mustard. REF: 1425659



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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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