



Bauernhaus 1-3, School Street School Street, Northamptonshire,
NN11 9ET

HOWKINS &
HARRISON

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Guide Price: £495,000

Grade II Listed and brimming with original character, this exceptional four-bedroom stone cottage beautifully combines period charm with versatile family living. Featuring a handcrafted farmhouse kitchen with Stanley Waterford Aga, two generous reception rooms, a principal suite with dressing area and en-suite, and flexible accommodation throughout, the property is complemented by a wonderfully private rear garden extending to over 150ft and a garage to the side.

Features

- Grade II Listed character stone cottage
- Four bedrooms with versatile accommodation throughout
- Wealth of original features including flagstone floors, exposed stone walls and beams
- Handcrafted farmhouse kitchen/breakfast room with Stanley Waterford Aga
- Two spacious reception rooms with feature fireplaces and wood-burning stove
- Flexible snug/study which could also be used as a ground floor fifth bedroom
- Principal suite with dressing area and en-suite shower room
- Beautifully established rear garden extending to over 150ft
- Garage and front access



Location

Daventry is a popular Northamptonshire market town offering an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities, and highly regarded schooling for all ages. The town benefits from excellent transport links, with convenient access to the A45, A5, M1 motorway, and mainline rail services from nearby Long Buckby and Northampton, providing direct routes to London, Birmingham, and beyond. Surrounded by attractive countryside and canal-side walks, Daventry combines the convenience of modern amenities with the charm of a traditional market town, making it a desirable location for families, professionals, and retirees alike.



Ground Floor

This charming 18th Century Grade II Listed stone cottage is rich in history and character, offering an abundance of original features alongside spacious and versatile accommodation ideal for modern family living. Entered via an original oak paneled front door, the welcoming hallway immediately showcases the property's heritage with original flagstone flooring, exposed stonework and traditional doors leading to the principal reception rooms.

At the heart of the home is the impressive farmhouse kitchen/breakfast room. The breakfast area retains its original flagstone flooring and features a striking inglenook fireplace with an oak beam and Stanley Waterford Aga, creating a warm and inviting space. The breakfast area opens to the fitted kitchen with bespoke base units, granite worktops, a traditional Butler sink, built-in pantry, and larder cupboard, together with space and plumbing for appliances. Two rear windows, Velux roof windows and a glazed side door provide an abundance of natural light. The separate dining room is equally characterful, centered around a beautiful stone fireplace with oak beam, flagstone hearth and cast-iron wood-burning stove, making it an ideal space for both everyday living and entertaining. Stairs lead to a half landing where access is provided to a rear hallway and further rooms to include a versatile study/snug which enjoys dual-aspect windows, exposed stonework and fitted storage and, thanks to its position adjacent to a second bathroom, could equally be used as a fifth bedroom or guest suite. The bathroom is fitted with a three-piece suite, with low level WC, pedestal wash hand basin and panel bath.

The rear hallway also leads into the formal sitting room, an inviting additional reception room featuring an open fireplace and French doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.





First Floor

The landing provides access to all the connecting rooms. The principal bedroom benefits from a dedicated dressing area before leading into the bedroom itself, which enjoys dual-aspect windows and an en-suite fitted with a three-piece suite, comprising of inset wash hand basin, vanity unit, low level WC and fully tiled corner shower.

Three further well-proportioned bedrooms retain many original features including exposed beams, timber flooring and attractive window seats, and are served by a family bathroom featuring, pedestal wash hand basin, close coupled WC, and a traditional freestanding enamel bath.



Outside

Outside, the delightful rear garden extends to over 150ft and enjoys an excellent degree of privacy. A paved terrace leads onto a generous lawn bordered by mature trees, established shrubs, attractive stone walling and timber fencing.

Established wisteria and climbing roses adorn the rear elevation, creating a beautiful backdrop throughout the warmer months.

A discreet gated access provides practical access for bins without compromising the privacy of the garden.

To the front of the property, steps lead to the entrance and there is access to the garage.

The single garage has double opening doors, power and light connected.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-353575](tel:01327-353575).

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council
[Tel:0300-126700](tel:0300-126700)

Council Tax Band-F

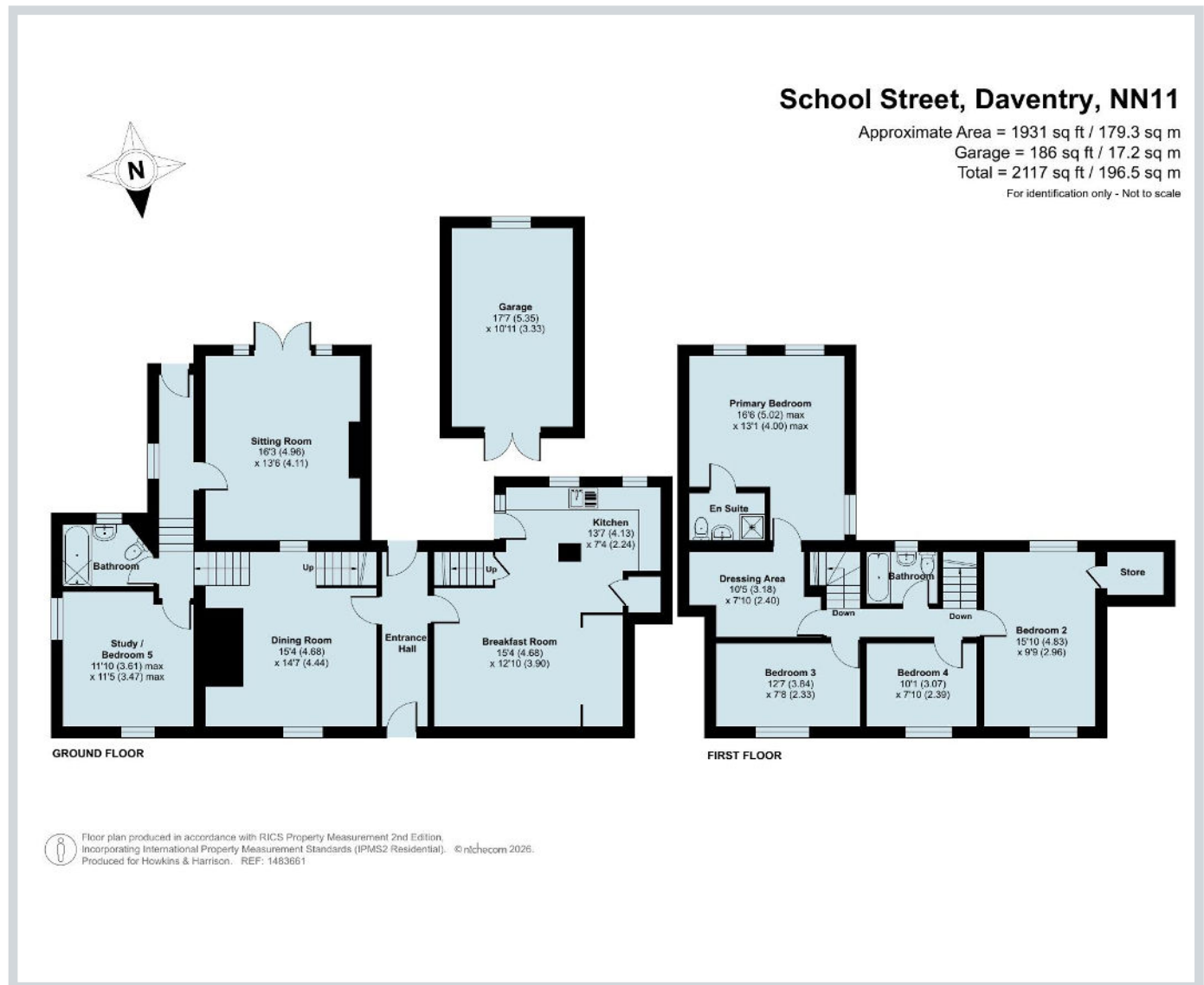
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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