

The Lodge & School House, 15 The Green, Hulcote, NN12 7HT

HOWKINS & HARRISON

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15 The Green,
Hulcote,
NN12 7HT

Guide Price: £600,000

A charming, character filled cottage and former School House, both Grade II Listed and in a conservation area. The Lodge is a former gate house to the beautiful Easton Neston house, for many years the family home of the Hesketh family. Overlooking The Green, The Lodge comprises a sitting room, kitchen /dining room, utility, cloakroom, two first floor double bedrooms and family bathroom, whilst the School House offers great scope with a further large room complete with kitchenette, shower room and entrance hall. There is a lovely walled garden, driveway parking for at least two cars, and a total, partly wooded plot of some 0.7 acres.

Features

- The Lodge & School House
- Grade II Listed & Conservation Area
- Character filled accommodation
- Overlooking village Green
- Total plot approximately 0.7 acres
- Two bedrooms plus studio bedroom
- Two bathrooms
- Utility room and WC
- Lovely walled garden
- Idyllic hamlet location

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Northamptonshire, NN12 7HT

Land App







Location

Hulcote is the estate village attached to Easton Neston, the country house designed by Nicholas Hawksmoor. The village is accessed via a no through road and is within walking distance of Towcester with its many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



The Lodge- Ground Floor

The entrance hall opens to the sitting room complete with wood burning stove, across the hallway is the comprehensively fitted kitchen / dining room, beyond which is the cloakroom and utility room, with door into the rear walled garden.

The Lodge- First Floor

There are two generous double bedrooms and a large family bathroom.











The School House

To one end is the original entrance porch, opening into a large studio / living / kitchen / bedroom, beyond which is a shower room. This building lends itself to a multiple of uses.



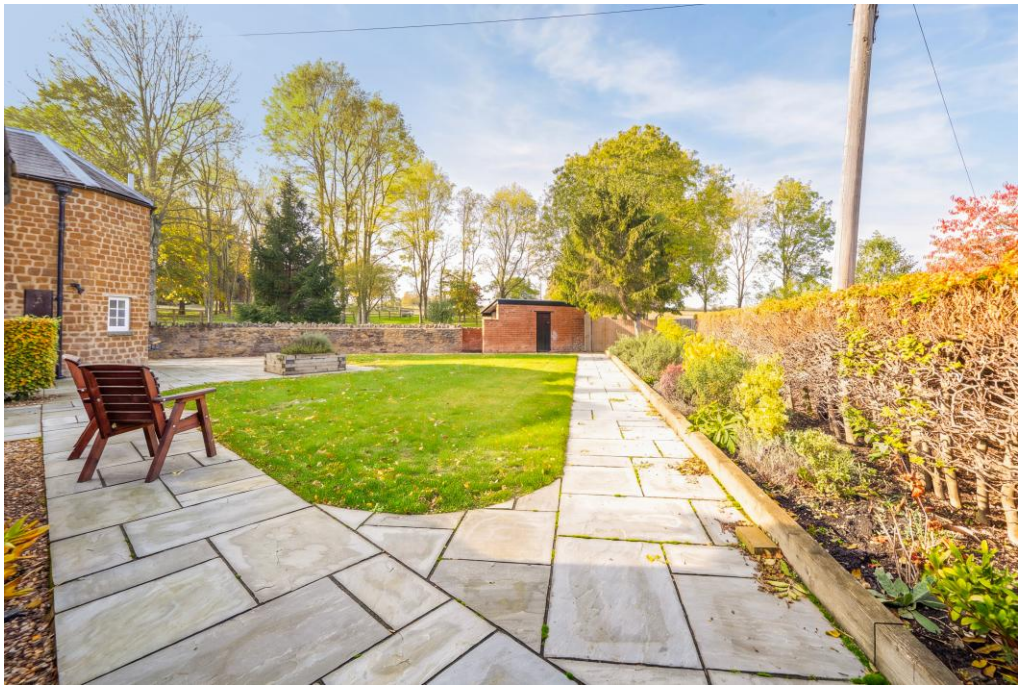
Outside

There is a gravelled driveway providing parking for at least two cars. A gate leads into lovely garden which is lawned with a large patio, enclosed by walling. There are two small, brick built outbuildings. The total plot is approximately 0.7 acres, partly wooded and a haven for wildlife.













Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 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 warrantied in any way.

Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above 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 services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

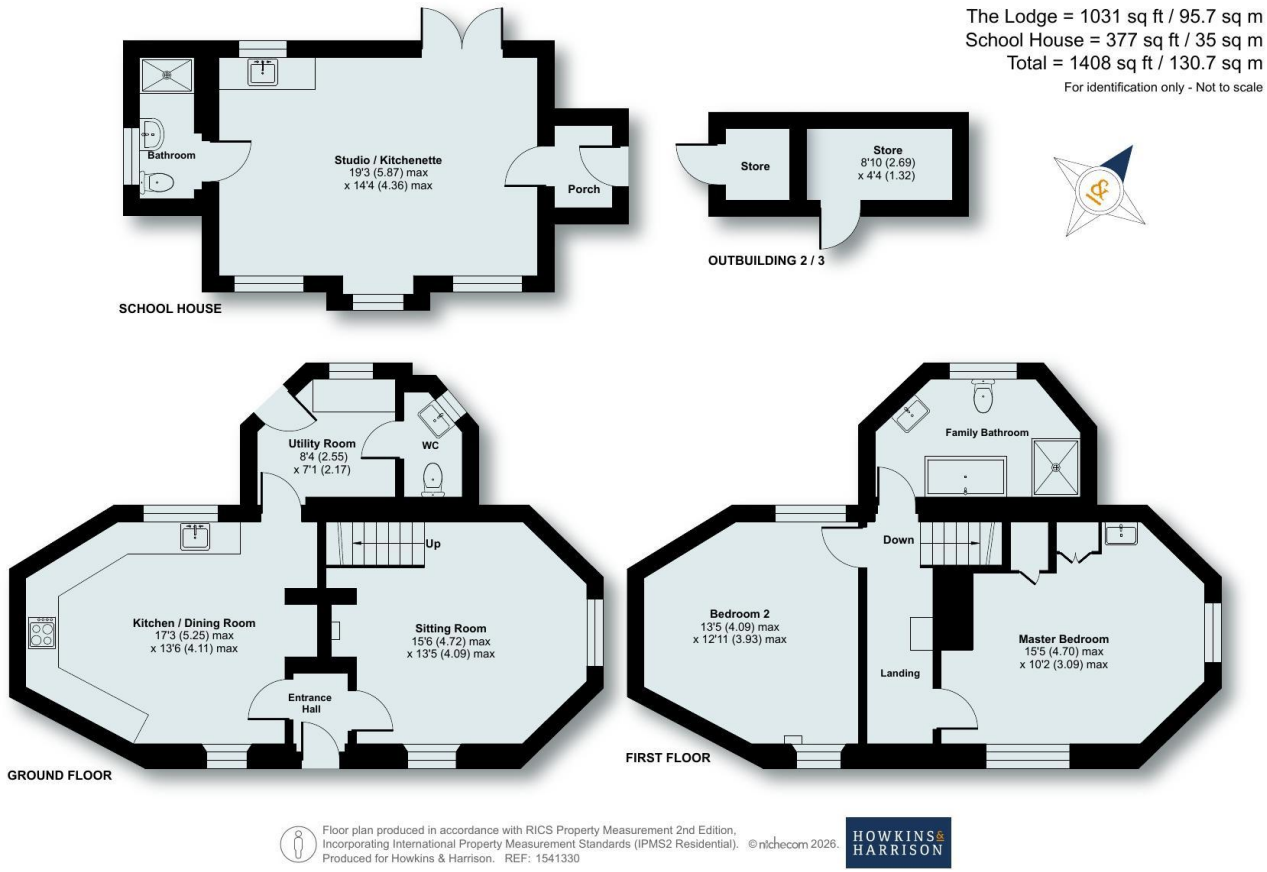
Council Tax Band - E

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GRADE II LISTED

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The Lodge = 1031 sq ft / 95.7 sq m
School House = 377 sq ft / 35 sq m
Total = 1408 sq ft / 130.7 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). Produced for Howkins & Harrison. REF: 1541330

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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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