

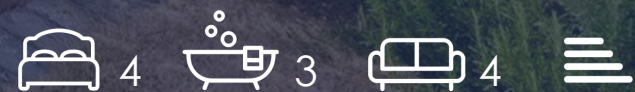
CHARLES ORLEBAR

Estate Agents & Auctioneers



The Forge, 2A College Street, Higham Ferrers, NN10 8DZ

Offers In Excess Of £600,000





2A College Street

Higham Ferrers, NN10 8DZ

- 3/4 Bedrooms
- Gated offroad parking
- Grade II listed
- Potential Annexe usage
- Approx 100ft garden
- Town centre location
- Church views
- 4 Reception rooms

Charles Orlebar presents - An understated jewel of a property in the heart of Higham Ferrers providing quirky but spacious (over 2,400 square feet of stunning accommodation. Lurking behind a relatively modest but Grade II listed exterior, this incredible home offers an oasis of calm behind closed doors. The current owners have created a contemporary interior while retaining character features like the inglenook fireplace, stone walls beams and additions such as log burners and spiral staircase! With two kitchens and four reception rooms, this is a home which would work well as a family home or potentially a split home / Airbnb let or even perfect for an adult relative to have separate accommodation (see our floorplans to see this potential usage as some receptions rooms could be used as bedrooms). Moving outside, there is a delightful courtyard beyond the off street parking which leads through to the simply wonderful walled garden which is overlooked by the magnificent St Mary's Church. The garden is well stocked and definitely somewhere to enjoy a glass of wine after the working day - especially at the far end where there is a covered area with another log burner for colder evenings! Located in the heart of Higham but offering privacy too, this house is within walking distance of all the shops and eateries in Higham, while also close to the greenway down to Irthlingborough Lakes and Meadows and onto either Rushden Lakes or Stanwick Lakes - perfect for dog walkers and cyclists. This is one of the most stunning and perfect character homes we have recently been fortunate to market - take a look round George's video tour and call Liz or George to book your exclusive viewing.



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Dining Room	8'8" x 13'10" (2.64m x 4.22m)
Kitchen/Breakfast Room	9'7" x 13'9" (2.93m x 4.18m)
Utility	4'9" x 2'4" (1.45m x 0.70m)
Hallway	8'8" x 7'1" (2.65m x 2.17m)
Living Room	17'8" x 13'5" (5.39m x 4.09m)
Landing	12'11" x 4'8" (3.94m x 1.42m)
Bedroom 1	11'10" x 13'8" (3.60m x 4.17m)
En-suite	7'2" x 13'9" (2.18m x 4.20m)
Landing	4'9" x 10'1" (1.45m x 3.07m)
Bedroom 2	13'7" x 13'5" (4.14m x 4.08m)
Family Bathroom	12'9" x 9'10" (3.89m x 3.00m)
Car port	17'8" x 9'8" (5.39m x 2.95m)



Entrance Vestibule	4'5" x 8'2" (1.35m x 2.49m)
Reception Hall	15'10" x 17'5" (4.82m x 5.30m)
Laundry Room	9'2" x 4'9" (2.80m x 1.44m)
Bathroom	8'6" x 6'0" (2.58m x 1.82m)
Bedroom 3	15'6" x 11'1" (4.72m x 3.39m)
Kitchen/family room	16'7" x 18'10" (5.05m x 5.75m)
Mezzanine/Occasional bedroom	16'9" x 10'5" (5.11m x 3.18m)

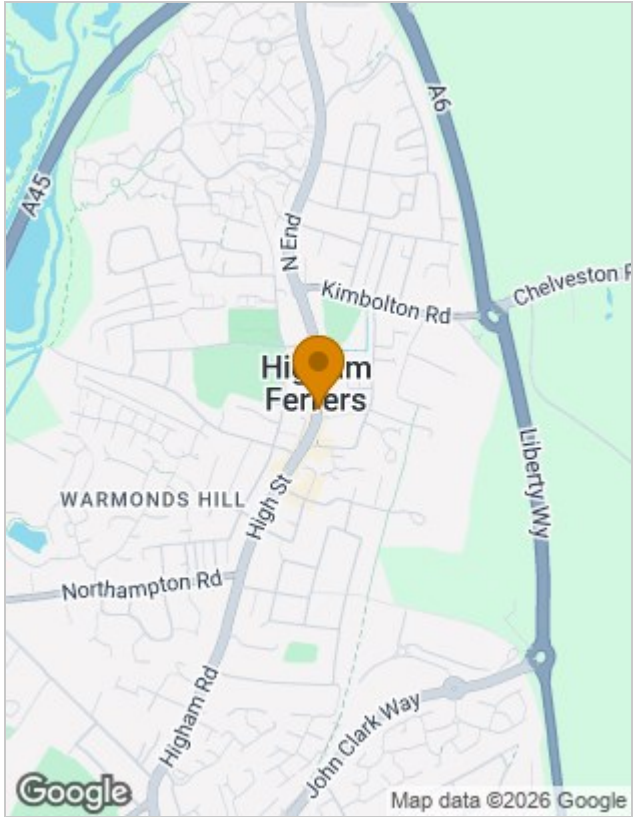




Floor Plans



Location Map



Energy Performance Graph

Council Tax Band: D
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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