



BY DESIGN

*The Old Bakehouse*

Kislingbury, Northamptonshire



ADT

## Beautiful Grade II Listed Chocolate Box Cottage: Character, Space & Village Charm

Located in the heart of a highly sought-after Northamptonshire village, The Old Bakehouse is a beautiful Grade II listed 18th-century chocolate box cottage set within a 0.28 acre plot, perfectly balancing character, charm and history with modern family living. Extending to over 2,600 sq ft, the property offers five bedrooms and three bathrooms, including a ground floor bedroom and shower room, providing excellent flexibility. Rich in period features, including an original bread oven and exposed beams, the property also offers studio annexe potential, creating a truly special and versatile home. The thatch was completely renewed approximately five years ago using Norfolk reed, a premium and long-lasting material.



The Old Bakehouse, 11 High Street, Kislingbury, Northampton, Northamptonshire, NN7 4AQ





## Ground Floor

The ground floor offers a versatile and well-balanced layout, centred around a charming kitchen/breakfast room with granite worktops, a traditional Aga and an original bread oven, creating a warm yet highly functional space. The Aga is complemented by a four-ring gas hob with an electric oven and grill, allowing for practical everyday use, particularly during the warmer months. Integrated appliances include a dishwasher, microwave and American-style fridge/freezer. A spacious dining room, currently arranged to incorporate a playroom area, sits just off the kitchen, while a cosy sitting room features an inglenook fireplace with gas stove. The impressive family room provides excellent space for everyday living and entertaining, and also forms part of the studio annexe potential. A utility room, along with a ground floor bedroom and shower room, further enhances the flexibility of the accommodation. Character features are evident throughout, with period details carefully preserved and enhanced.























## *First Floor*

The first floor offers four further bedrooms and two bathrooms. The principal bedroom benefits from a vaulted ceiling, Juliet balcony and its own en suite shower room, while bedroom two features a built-in wardrobe. The remaining two bedrooms are currently arranged as a home office and dressing room/nursery. The dressing room includes built-in storage which, if preferred, could be removed to create a more spacious fourth bedroom, offering excellent flexibility.















# Outside

The exterior of the property is equally impressive, set within a 0.28 acre plot with a walled garden offering ample space for outdoor entertaining, gardening and family life, with plenty of room for children to play. A large patio provides an ideal area for al fresco dining, while the property also benefits from a garage and ample driveway parking, securely positioned behind electric gates.













## *Location*

Located in the popular village of Kislingbury, the property enjoys a range of local amenities including a village shop, three pubs, a parish church and a well-regarded primary school, with secondary education available at Champion School in Bugbrooke and a selection of excellent private schools nearby. The village is conveniently positioned close to Junctions 15A and 16 of the M1, while mainline train services to London Euston are available from Northampton and Milton Keynes in under an hour. A wider range of shopping, dining and leisure facilities can be found in nearby Northampton and the Sixfields complex.

## *Extra Information*

- Stone under thatch construction
- Thatch roof renewed using premium Norfolk reed (circa 5 years ago)
- Double glazed windows to the front, single glazed to the rear
- Broadband: High-speed fibre broadband available in the area including Gigaclear; buyers are advised to check with the provider
- Mobile signal: 4G & 5G available; buyers are advised to check with their provider
- Mains heating, electricity, water and drainage
- Located within a conservation area
- Tenure: Freehold
- Local Authority: West Northamptonshire Council
- Council Tax Band: G

**Viewing Arrangements:** Strictly via the vendors sole agents By Design on 07393 997427

**Website:** For more information visit [www.bydesignhomes.com](http://www.bydesignhomes.com)

EPC: Exempt



Gross Internal Area: 2674 sq ft, 248 sq m

Garage: 238 sq ft, 22 sq m

TOTAL: 2912 sq ft, 271 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







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National audience

*local knowledge*