

Moelfre  
12 High Street  
Chelveston  
NN9 6AS

£400,000



OSCAR JAMES

...expect excellence



## WHAT'S GREAT?

### A Rare Opportunity to Create Something Truly Special

A fantastic development opportunity accompanies this already charming home, offering the chance to create something truly stunning. The current owners have secured extensive planning permission to transform the property into a unique and exceptional residence, making this an exciting prospect for buyers looking to add significant value in a highly sought-after village location.

Situated in the village of Chelveston, the property enjoys a peaceful rural setting while remaining conveniently close to Higham Ferrers & Raunds, with excellent road links nearby. The village pub is on your doorstep along with an abundance of picturesque countryside walks.

This beautiful detached cottage boasts outstanding kerb appeal & sits on a generous plot extending from front to back. One of its standout features is the impressive collection of

outbuildings, including former stables & barns, providing a wealth of storage, workshop space, or exciting development potential. Dating back approximately 400 years, the property is rich in character and history, with period charm evident throughout.

Inside, the current owners have thoughtfully modernised the home, creating a stylish and contemporary interior while carefully preserving its character. The ground floor offers excellent living space, including a separate lounge with a log burner, alongside a dining room both featuring sash windows, currently used as a playroom. The spacious kitchen has been updated & offers space for dining & family living. A large bathroom completes the layout & presents the final opportunity for a purchaser to add their own finishing touches.

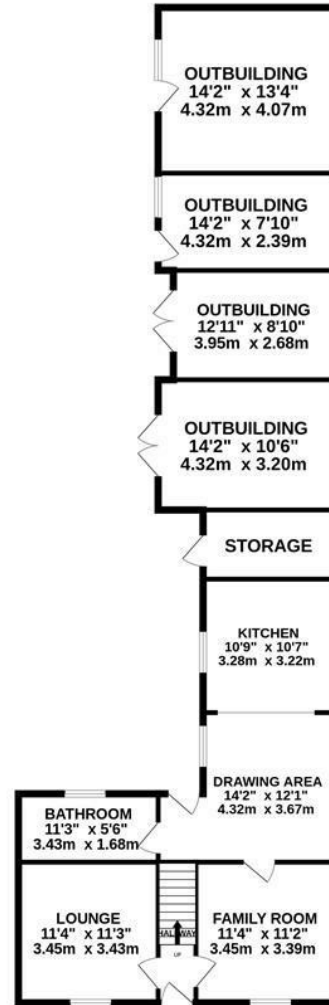
Upstairs are three bedrooms, with the third benefiting from an en-suite shower room.

Outside, the rear garden is laid to lawn & has a wonderfully private feel, surrounded by mature trees & shrubs. Secure double gates from the front give access to the ample parking.

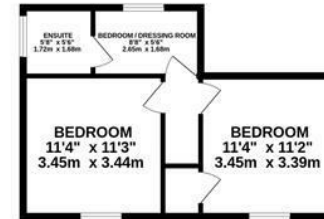
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# Floor Plan

GROUND FLOOR  
1233 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, toilets and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Three Reception Rooms



Modern Kitchen



Three Bedrooms



Refitted ensuite & downstairs large bathroom



Generous Plot



Ample off road parking





# SELLER'S SECRET

We bought this home because of its incredible development potential, which is why we secured the planning permission. Unfortunately, our circumstances have changed and our plans have taken a different direction. We've done the hard work by obtaining the planning permission, giving the next owner the opportunity to bring their own vision to life, just as we had originally intended.



## Why we like it....

Combining character, modern comforts, substantial outbuildings, and outstanding development potential, this is a rare opportunity to acquire a truly unique village home with endless possibilities.

To buy or not to buy....

# OSCAR JAMES

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