

49 High Street
Irchester
NN29 7AA

Offers in excess of £350,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Nestled in the heart of Irchester village, this charming home, built in 1899 offers a unique blend of historic charm, character and ample potential. Spanning just over 2000 square feet, the property originally served as the Village pharmacy and retains a wealth of original features that add to its allure.

The property's location on High Street places you at the centre of village life, with local amenities just a stone's throw away plus you have the added benefit of a double garage.

The home boasts four spacious reception rooms featuring stunning high ceilings throughout. Continuing through the property you will find a good size kitchen, utility room and a downstairs cloakroom.

We can see huge potential not only with the huge loft but also with the cellar presenting exciting opportunities for conversion, subject to the necessary planning permissions, allowing you to tailor the space to your needs.

Upstairs, you'll find three spacious bedrooms, a large family bathroom, and a versatile office

space, which previously served as a fourth bedroom. This room also offers direct staircase access to the expansive loft, presenting an exciting opportunity for conversion—subject to the necessary planning permissions.

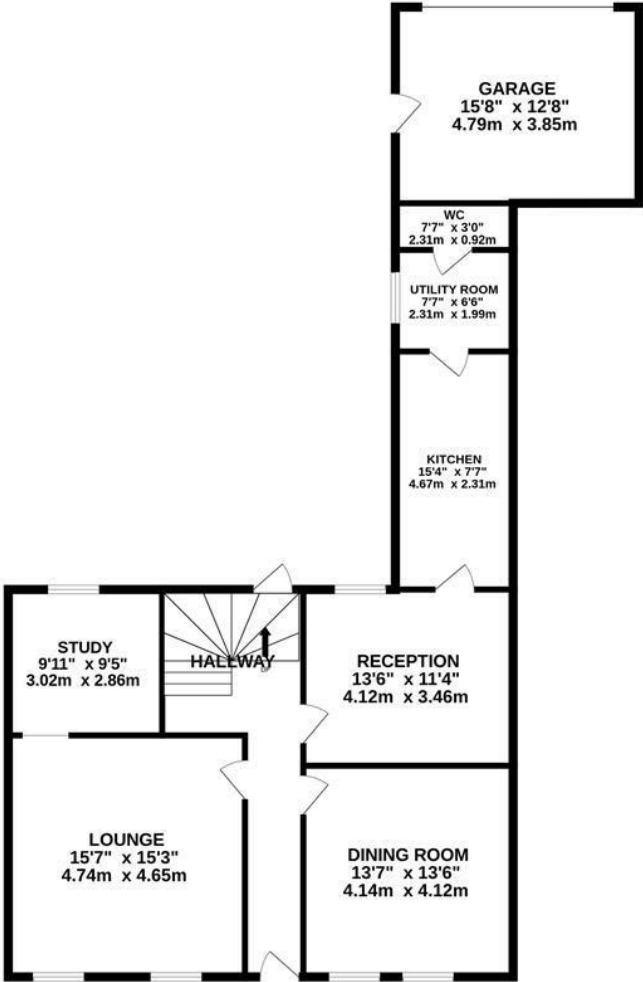
Outside, the rear garden is both generous in size and low maintenance, offering a blank canvas for you to create your own outdoor retreat.

This unique property is perfect for those looking to fuse period elegance with modern living. Don't miss your chance to own a piece of Irchester's history—filled with charm, space, and opportunity.

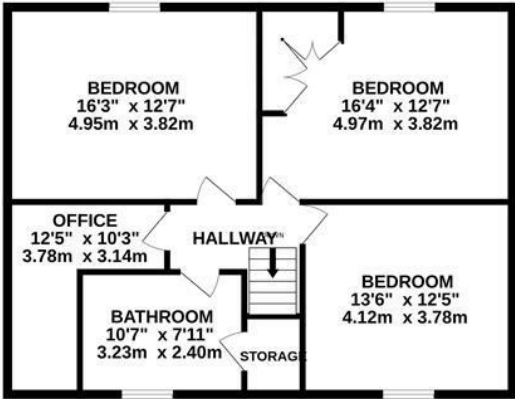
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Floor Plan

GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 2009 sq.ft. (186.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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...



Spacious accommodation throughout



Kitchen with utility room



Three generous double bedrooms



Large four piece suite & downstairs cloakroom



Low maintenance rear garden



Double garage





SELLER'S SECRET

This property was built in 1899 and I purchased it in the 70's when it served as the Village Pharmacy there is so much history with this property and great potential on offer.



Why we like it....

The space is one of our favourite things about this property. The high ceilings create a bright and airy feel throughout. It's the perfect project if you're looking to redesign and convert this huge accommodation.

To buy or not to buy....

OSCAR JAMES

1b Wharf Road | Higham Ferrers | NN10 8BQ
01933 656964
www.oscar-james.com