



Grove Cottage, Bell Hill

OSCAR JAMES

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Bell Hill

Finedon

NN9 5ND

A beautifully restored Grade II Listed detached ironstone cottage dating from the mid-18th century, set within approximately 2.27 acres of stunning fruit bearing gardens and grounds with picturesque church views of St Mary's Church & the local nature reserve.

- Beautifully restored Grade II Listed detached ironstone cottage dating back to the mid-18th century.
- Set within approximately 2.27 acres of stunning gardens and grounds with views towards St Mary's Church and the local nature reserve.
- Sympathetically renovated throughout, including a new roof, rewiring, replumbing, and the restoration of many original period features.
- Bespoke Shaker-style kitchen with granite worktops and electric Aga, complemented by elegant reception rooms full of character.
- Three generous double bedrooms, including a principal suite with en suite bathroom.
- Detached ironstone garden room with vaulted ceiling, open fireplace, and picturesque garden and church views.
- Substantial detached barn incorporating a triple garage, home office, and self-contained one-bedroom ancillary apartment.
- Landscaped gardens with a wildlife pond, extensive parking via a gated driveway, and previous planning permission for a substantial extension (now lapsed).



This exceptional home seamlessly combines period charm with modern comfort. Extensive improvements include a complete roof replacement, rewiring, replumbing and sympathetic restoration of original features, with handmade oak doors, refurbished leaded windows, exposed beams and stone mullioned windows throughout.

The accommodation honours local history and character whilst remaining versatile.

The bespoke Shaker-style kitchen/breakfast room, complete with an electric Aga and granite worktops, forms the heart of the home, while the adjoining living room and elegant sitting room with exposed beams and fireplace provide superb spaces for entertaining and relaxing. A utility/boot room and cloakroom complete the ground floor.





Upstairs are three generous double bedrooms, including a principal suite with en suite bathroom, together with a family bathroom.



3
Bedrooms





A detached ironstone garden room enjoys delightful views across the gardens towards the church and provides a wonderful year-round entertaining space, featuring a vaulted timber ceiling, functioning electrics an open fireplace, and sliding doors onto a sheltered terrace.

A substantial detached two storey barn offers a triple garage, cloakroom and home office, with external access to a self-contained one-bedroom ancillary apartment above. This provides excellent potential for guest accommodation, multi-generational living, home working or holiday letting subject to any necessary consents.

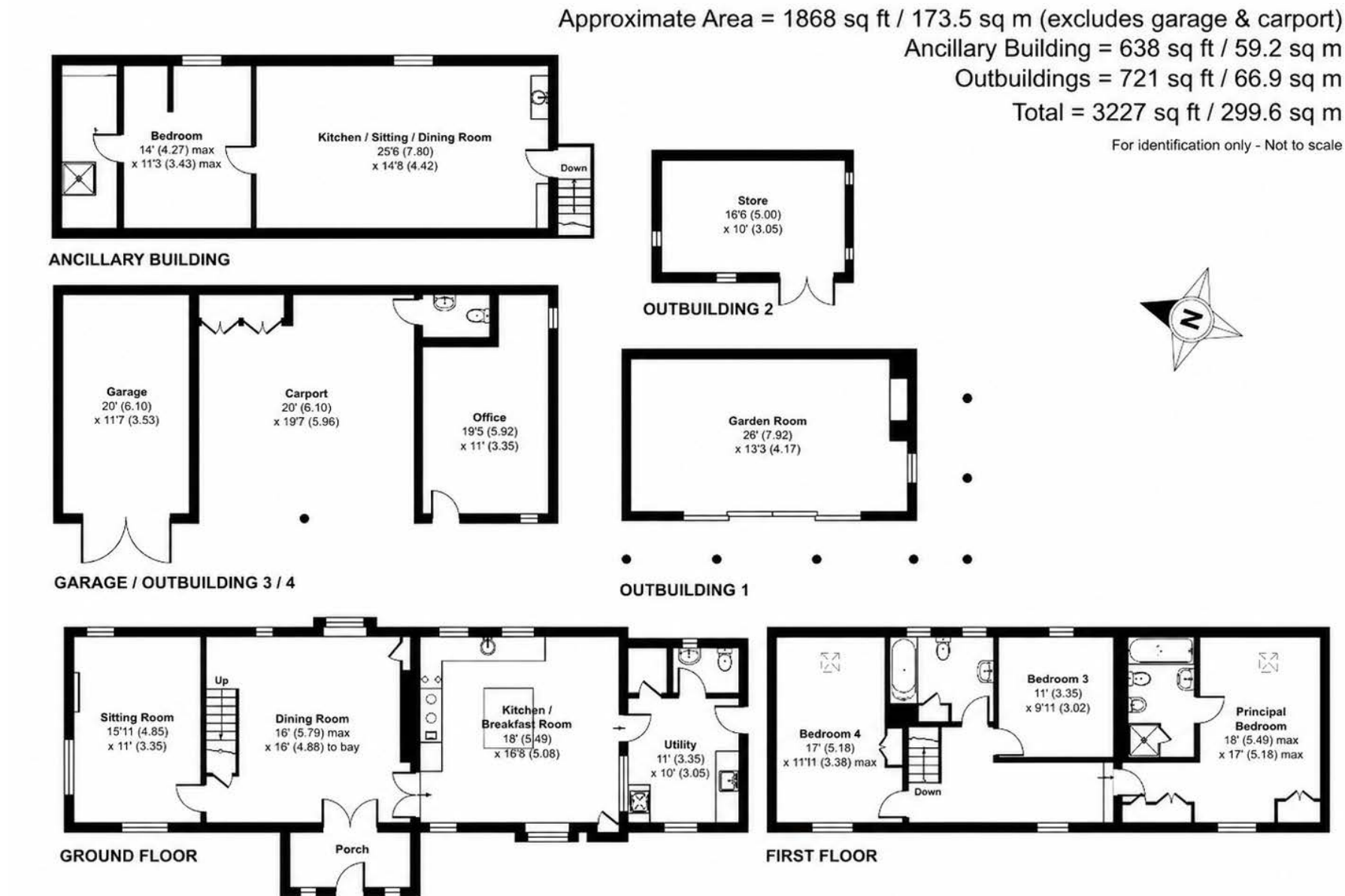
The property is approached by dual entrance gated driveway with extensive parking accessed by a discreet slip road.

Beautifully landscaped gardens surround the house with mature trees, established planting, terraces and a large self sustaining wildlife pond attracting kingfishers and herons.

Planning permission was previously granted for a substantial extension to the house, including additional reception space and a fourth bedroom suite.

Although this consent has now lapsed, there may be potential to reapply, subject to the necessary planning and listed building approvals.

A rare opportunity to acquire a truly individual country home offering heritage, privacy, versatile accommodation and exceptional gardens in one of East Northamptonshire's most desirable village settings.





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