



Grimscoate Mill, Grimscoate, Towcester





GRIMSCOTE
MILL

Grimscote Mill, Grimscote Towcester

The hamlet of Grimscote is ideally placed for local amenities. The A5 close by gives ready access to the motorway network and surrounding towns. The nearby village of Flore has a church and chapel, garage, public house, post office/newsagent, primary school, farm shop, cafe and playing fields.

Weedon has a range of amenities and a convenience store. The village is in the catchment area for Champion School at Bugbrooke, which is 2 miles away, where there are shops, takeaways and sports facilities.

Towcester is the nearest town with its traditional town centre and various shops for day-to-day requirements. More comprehensive shopping facilities can be found in both Daventry and Northampton. Milton Keynes lies a short distance to the south with its impressive shopping centre, leisure and recreational facilities.

Private schools in the locality include Quinton House at Upton, Spratton Hall, Bilton Grange and Maidwell Prep Schools, Stowe, Rugby and Oundle Public Schools and Northampton High School.

There are a number of golf courses in the area, including Northamptonshire County Golf Club, Hellidon Lakes and Staverton; race courses at Towcester and Warwick and fishing and sailing at Draycote Water. The property lies in the Grafton Hunt.



Tenure: Freehold

Local authority: West Northamptonshire Council -Daventry area

Council tax band: G





A handsome detached stone family house in a lovely mature garden with detached double garage in a rural location.

Originally the Millers Cottage, Grimscote Mill is a handsome four bedroom family house with a large garden surrounded by a farming community and farmland. With over 2,400 square feet of accommodation, a detached double garage, a courtyard for parking, and lovely gardens, the property has so much to offer. Double-glazed UPVC windows have been installed by the present owners, who have enjoyed living at Grimscote Mill since 1979; they also extended the kitchen and added the utility room with the dressing room and en suite shower room above.

Pitched roof porch to the entrance hall at the east end of the house, with a ground floor cloakroom off; the three reception rooms are all on the south side of the house with access to the garden. A brick chimney breast with a wood burner serving both the drawing room and the dining room, with exposed ceiling timber and arched alcove with cupboards under. Double doors from the drawing room lead to the study/sitting room/playroom. The 22 ft long kitchen/breakfast room is fitted with an oven and grill and stainless steel sink and has a useful fitted utility room beyond with sink and its own door to outside.

To the first floor, off the landing, approached by an open tread hardwood staircase with an exposed stone wall behind, are four double bedrooms. The large principal bedroom, with windows to the south and west, has a dressing room and en suite tiled shower room. Bedroom two is also dual aspect and has a built-in wardrobe. The family bathroom has a corner bath and a separate shower.

Gardens and grounds

Approached through a 5-bar gate and stone wall to a gravelled courtyard with a traditional stone double garage. The beautiful mature gardens are a significant attraction of the property. A gravel path, lawn and shrubs against the roadside wall lie to the front of the house. The principal garden lies behind the house with a paved patio with a low wall with planters, which extends to the side and front of the house, lawns, shrubs, rose and flower beds and mature trees, including flowering cherry, willow and fruit trees. Vegetable garden and steps to a further raised garden area. Timber garden store.





Services

Mains water and electricity are connected with oil-fired central heating. Private drainage system. Solar panels with feed-in tariff. Security system. Telephone and Broadband, with Gigaclear cable, are understood to be in the lane adjoining the property.

Fixtures and fittings

All those items mentioned in these particulars are included in the sale. All others are excluded, such as kitchen and utility room white goods, garden pots, planters and statuary. Certain items may be available by separate negotiation.

Directions (NN12 8LH)

What Three Words [///beaks.testing.dangerously](#)

Viewing

By prior appointment only with the agents.





**Approximate Gross Internal Floor Area
254 sq m / 2736 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Grimscote Mill
Grimscote**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 12 January 2024
Our reference: STR012377617

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We have pleasure in enclosing details of the above property for which we are quoting a guide price of £800,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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