

Daventry

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Offices also located in Northampton

stonhills.co.uk



2 St. Annes Church Street, Northampton

NN7 4QR

£275,000



A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL THREE-BEDROOM APARTMENT, BRIMMING WITH HISTORY, CHARACTER AND CHARM, SITUATED IN THE HEART OF THE DELIGHTFUL VILLAGE OF WEEDON.

Steeped in local history and believed to date back to the 1850s, this impressive and exceptionally spacious two-bedroom first-floor apartment forms part of a fascinating period building that once served as a hardware and grocery store supplying the nearby historic Weedon Barracks.

Originally occupied by the shopkeeper and his family, the first floor provided the owner's living accommodation, while the substantial attic space above was used for storing goods, which were transported using a traditional block-and-pulley system. The building was subsequently converted into separate residential accommodation around the 1950s, retaining much of its historical charm and character.

More recently, the property has benefited from a programme of improvements, including the refurbishment and repainting of the exterior, an updated kitchen, complete internal redecoration and the installation of new carpets and flooring throughout, creating a wonderfully fresh and welcoming home ready for its next owner to enjoy.

One of the property's particularly interesting features is the substantial attic space, which benefits from an unusually generous design with raised external walls, maximising the usable floor area. The roof has previously been replaced and incorporates Velux windows overlooking the surrounding area towards Everdon, together with an additional window overlooking West Street. This impressive space presents exciting potential for conversion into additional accommodation, subject to all necessary permissions, regulations and consents.

The apartment itself offers generous proportions and a wonderful sense of space, making it an ideal choice for buyers seeking something a little different from a conventional modern flat.

Situated within the charming village of Weedon, the property enjoys a delightful setting surrounded by local history, village amenities and beautiful Northamptonshire countryside, whilst remaining conveniently placed for access to Daventry, Northampton and excellent road connections.

Combining fascinating history, impressive proportions, recent improvements and exciting future potential, this is a truly individual home that deserves to be viewed to be fully appreciated.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.