



Ducks Nest

Osyths Lane | Oundle | Northamptonshire | PE8

FINE & COUNTRY

DUCKS NEST



The Duck's Nest is one of the oldest properties in the historic market town of Oundle; a date inscribed on the gable end states 1637 but other parts are far older. An extremely pretty and quaint stone cottage under a Collyweston slate roof, no doubt once thatch, provides three bedrooms, one en suite, a family bathroom, three good-sized reception rooms and a farmhouse style kitchen. Automatic gates from the street open into a gravelled area with under cover parking and old flagstone steps lead down to the rear entrance and a little paved area for eating outside.





KEY FEATURES

- A Grade II Listed Townhouse Located Walking Distance from the Centre of Oundle
 - Medieval Origins, Incorporating Elizabethan, Stuart and Later Architecture
 - Hallway, Kitchen, Dining Room, Snug, Living Room, Utility Room and WC
 - Two Double Bedrooms, One En Suite Shower Room and a Family Bathroom on the First Floor
 - Third Double Bedroom is Located on the Second Floor
 - Adjoining Open Double Bay Car Port with Attached Exterior Garden Store
 - Electric Sliding Gate Into Private Gravel Off Road Parking / Forecourt
 - Enclosed Walled Garden with Potential to Landscape Further
 - Total Accommodation Extends to 2178 Sq.Ft.
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Not surprisingly, it is a Grade II listed building with much history surrounding this delightful property. Various records and publications including information from the local Historical Society go into details and describe notable names from the past connected with the building. Part of it – the current dining room - was once owned by the Knights Templar and much later, in the 16th century, Sir Thomas Tresham, a prominent Catholic landowner whose eldest son, Francis, was embroiled in the gunpowder plot, owned the property for a time up until 1564. Some years later, Oliver Cromwell is reputed to have stayed there, perhaps whilst it was The Anchor Inn, which it was for hundreds of years.

The current owners, who bought it about eight years ago, enthuse, “We loved it at first sight. There are still some signs of its period as an inn with remains of small winding stairways, an inglenook fireplace and beams in the ceiling. There is the odd crooked window, and an attic bedroom with vaulted ceiling. The whole place has very thick walls which keep the house snug and warm in the winter and cooler in the summer. We always found it a happy place to live which gave out good vibes. It has a lot of character both inside and out.”



The front door sits in between the kitchen and the dining room with its inglenook fireplace, stone steps taking you down to a lower level from the street where glazing in the top of the timber partitioning wall provides borrowed light for the hall. Both front rooms have wide windows with built in seats capitalizing on the thick walls, and the dining room has a lovely inglenook fireplace housing a gas-fired stove. The snug is equally cosy with another stove under a beautifully curving old beam over the fireplace whilst in a more recent extension to the property, from the rear hall and through double doors, the principal, more formal, sitting room is over 18 foot square. A downstairs WC and a utility room are at the back of the hall.



In the older part, two old sets of stairs now twist up to nowhere except the ceiling, but a newer central staircase leads to the first floor landing. Here, the family bathroom has been refurbished with a contemporary suite and units that include a bidet as well as a WC, and a bath with a shower over. The two first floor bedrooms have vaulted ceilings with quaint lime plastered walls, one fitted with an en suite shower room. The third bedroom is in the attic with steeply sloping timbered ceiling and takes a double bed under the window in the gable end. There is a number of built-in cupboards throughout the property.







Outside, the back door opens onto an area with flagstones where there is space to sit in the sun; two sets of steps rise up to a gravelled area for parking where there is an open fronted garage, all enclosed by stone and brick walls. As the owners attest, “The Duck’s Nest is within easy reach of the town centre, the river and the countryside, and has a small, south facing garden, very private with parking for at least two cars – a huge bonus in such a location – made secure by an electrically operated timber gate. It is well placed for commuting to London there being a short journey to Peterborough station where there are fast regular trains (around 45 minutes) to King’s Cross. Historic Oundle is a lovely town in which to live; it is closely linked to the School with access to concerts and the arts besides the use of various sports facilities. There is a happy collegiate feel to the place as well as being in a very attractive part of the country.”

As the property offers a great deal of living space on the ground floor, for anyone wishing to make substantial alterations and create a fourth bedroom, it is suggested that - with the necessary planning consents - the kitchen might be moved into the large drawing room with the old kitchen changed into a ground floor en suite bedroom. The new kitchen would be large enough for a modern kitchen dining room with bi-folding doors onto the south facing garden, and the adjoining under-cover parking area and storeroom could accommodate a spacious utility area directly off the kitchen. As there are two rooms with fireplaces in the old part of the property there would be a choice of where to position a sitting room and a study, perhaps. The existing garden, currently predominantly driveway, could be relandscaped to incorporate parking within the boundaries for two cars as well as forming a south facing terrace and garden directly outside the new kitchen and utility area.





PROPOSED INTERNAL LAYOUT CHANGES

(SUBJECT TO PLANNING PERMISSION AND LISTING BUILDING CONSENT)

The following is a suggestion to adapt the property to modern day living (subject to planning and listed building consent):

- changing the current drawing room to an open plan kitchen / breakfast room / family room with bifold doors to the garden
- moving the utility and store room into the current car port
- turning the existing kitchen into an en suite guest bedroom

Computer generated / virtually staged images used to highlight the possibilities regarding how this historic home could be transformed, subject to the necessary consents.

NB. The above suggestions in no way can be used, constituted or interpreted as evidence or proof that alterations, such as the above, have been approved by the local planning authority. We can recommend a local architect for advice and guidance.



Virtually staged images for showcasing purposes only!



The property is a Listed Building and therefore does not require an Energy Performance Certificate



Approx. Gross Internal Floor Area 2178 sq. ft / 202.33 sq. m (Excluding Carport)
Approx. Gross Internal Floor Area 2520 sq. ft / 234.11 sq. m (Including Carport)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: North Northamptonshire District Council

Council Tax Band: E

SERVICES: Mains Electricity, Water and Drainage, Gas Central Heating

TENURE: Freehold

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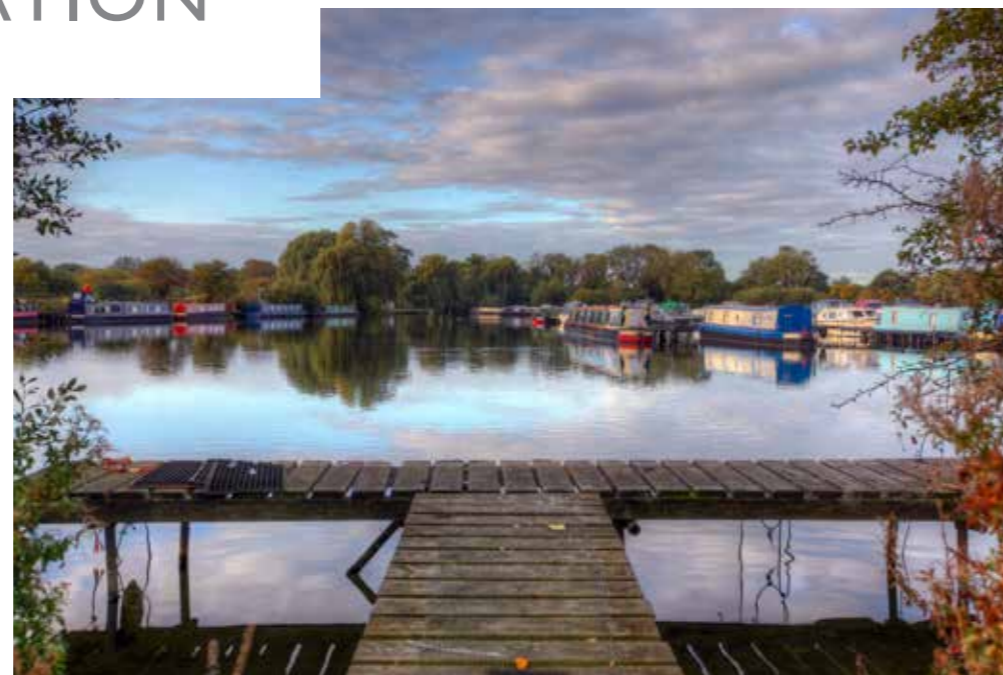
We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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LOCATION

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