

# The Retreat, High Street

Wollaston, Northamptonshire NN29 7QE



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Beautifully Renovated Thatched Cottage and Annexe in the Village Home of the Iconic Dr Martens

A simply gorgeous early 18<sup>th</sup> century, thatched stone cottage and barn, which have been renovated in the most meticulous manner, with two double bedrooms, plus rooms in the annexe that have been used both for overnight guests and as a wonderful entertaining space. The garden at The Retreat, which stands peacefully on the historic High Street in the Northamptonshire village of Wollaston, has been similarly designed in the most tasteful way to provide outdoor space as special as that indoors.

Wollaston is itself fast becoming recognised as a special place to live. The Retreat is one of over forty listed buildings in the village. A heritage trail takes you past 25 plaques, each identifying a place of historical or cultural interest. Records and artefacts relating to Wollaston's past are held in the village's very own museum.

Wander along the street in one direction to the Courtyard tea rooms, to the village shop and, a little further on, to drink, dine and dance at the Nags Head, Wollaston's renowned C18th pub, which hosted Rod Stewart, U2 and The Who on their way to stardom, not to mention the great DJ, John Peel, in a regular Friday night residency. In the other direction, is the award-winning Khandan Indian Restaurant & Cocktail Lounge, and The Hill pub, with its weekend Swedish Kitchen. The village has good schools for all ages and not one but three churches, all taking an active part in the community, including the C12th Church of St Mary, which lies alongside Wollaston Hall and its impressive grounds, home of the UK headquarters of Scott Bader. And, of course, the village is also home to the world-famous Dr Martens footwear.

So many facilities in the village, including the Summer Leys Nature Reserve, where you can walk through wonderful wetlands and woodlands. Great road links too for fast access to the County town of Northampton, with its Premiership-winning rugby team, to Milton Keynes and the M1, to Rushden Lakes Shopping, less than 6 miles away, and to Wellingborough Railway Station, just over 3 miles away, with its fast trains to London in 45 minutes. Both home and location are quite exceptional.



Annexe Sitting / Entertainment Room



Annexe Utility Room

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## AT A GLANCE

2 double bedrooms, plus detached annexe, as follows:

### Main House (Mains gas central heating)

- 2 Double bedrooms, one with fitted wardrobes, one with hardwiring for smart, Frame television
- Shower room, with underfloor electric heating

Open plan living space, as follows:

- Kitchen, with Belfast sink, integrated dishwasher, Stoves Electric/Gas range cooker (5-burner hob), integrated fridge/freezer / Various internal pull-outs within kitchen units / Hardwiring for smart Frame television
- Oak Peninsular eating area (with storage on both sides) – stool seating for four
- Sitting room, with multifuel stove / Hardwiring for smart Frame television
- Understairs storage (2 sections – push to open)
- Enclosed Porch

### Annexe (Electric underfloor heating)

- Utility room, with Belfast sink and Professional-style tap and spaces for washer and dryer
- Cloakroom
- Sitting room, with drinks area (with refrigerator integrated into fitted furniture/shelving) / Hardwiring for smart Frame television

**Garden**, with outdoor lighting and fruit trees (apple, fig, peach, cherry and quince) / Current, longstanding arrangement in place for parking nearby

## FURTHER FACTS & FIGURES

- Superfast fibre 2 broadband connectivity (BT) / Council tax band: F / Grade II-listed
- Wellingborough Railway Station: 3.5 miles – fast trains to London: 45 minutes
- In Village: Pre-School to Sixth Form schools (Wellingborough Private School: 4 miles) / Shop / Pub / Tearooms / Indian restaurant & cocktail lounge / Swedish Kitchen at The Hill Bar & Bistro



Stephen Hawking noted that “perfection doesn’t exist.” It’s easy to forget this as your eyes are torn from one beautiful corner of your new home to another - where the old has been restored and the new, from the thatch downwards and the staircase upwards is, of course, all perfectly in-keeping.

The oak doors and wooden windows and shutters have been specially made, to open and close perfectly with the original leaded glass restored and re-fitted. The fireplace has been rebuilt, with stone sourced from a Derbyshire quarry, and a stove installed to welcome you home from that winter walk around the lakes with a roaring fire. The floor has been treated and expensive Amtico Parquet laid. Exposed stone is complemented by Colefax and Fowler wall coverings. Lovely light fittings have been carefully chosen.

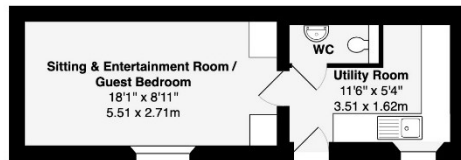
Generations of families have lived under the beautiful, beamed ceilings and treaded the floorboards in what were once the attics, and are now achingly romantic, vaulted ceilinged bedrooms, overlooking the garden and the wonderful weeping willow beyond the barn.

Yet those families could never have dreamed of your superb shower room, or your Shaker, painted wood kitchen furniture, topped by beautiful Silestone quartz seamlessly extending into the deep-silled window, the Stoves range cooker in the inglenook, the wonderful glass and porcelain wall tiles and the thick oak-built eating area, stools specially chosen to fit in perfectly.

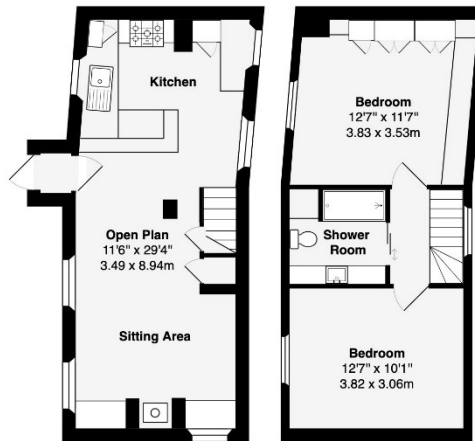
And what’s good for the cottage is good for the barn. Furniture and fittings mirror the main house, even to the frame television, like those in the cottage, hiding as artwork. It’s difficult to imagine anywhere nicer to entertain friends, flagstones beneath your feet, vaulted ceiling above your head, drinks poured from illuminated bottles standing on heavy oak shelving.

Come warm evenings, eat out in your beautiful walled garden under the lovely light hanging from the old Pyracantha. Garden, like house, with interest at every turn - fig, olive and beautiful blossoming fruit trees watching over bees buzzing amongst the lavender and lupins, the salvia, roses and pretty Pittosporum. It’s impossible not to fall instantly in love with The Retreat.





Annexe Barn



Ground Floor

First Floor

**Area of Main House: 703 ft2 ... 65.3 m2**

**Area of Annexe: 265 ft2 ... 24.7 m2**

**Total Area: 968 ft2 ... 90.6 m2**

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

**ARTISTRY**  
PROPERTY AGENTS



The Retreat, entrance



View from the High Street

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