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**15 Mount Pleasant, Yardley Gobion,
Towcester, Northamptonshire, NN12 7TL**

£420,000 Freehold

- Attractive Private Road Setting
- Three Good Sized Bedrooms
- Off Road Parking
- Chain Free
- Village location
- Architect Designed Contemporary Kitchen/ Dining Room
- Victorian Property with Contemporary Extension
- EPC Rating



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SOLD AS SEEN

A former Victorian orphanage which has been sympathetically converted into a fabulous and characterful 3 bedroom house with a contemporary extension.

The property offers a wonderful blend of period charm with features such as exposed brickwork, panel doors, high ceilings and a fireplace, along with contemporary styling with the stunning architect designed contemporary extension - again with high ceilings and the extensive use of glass. The accommodation comprises, on the ground floor; a hall, large living room, stunning kitchen/ dining room and a shower room. The first floor has 3 bedrooms and the second floor a large bathroom.

The property is located at the end of a private road and has off road parking for 2 cars and a rear garden which has been landscaped for low maintenance.

This is a truly unique home which must be seen.

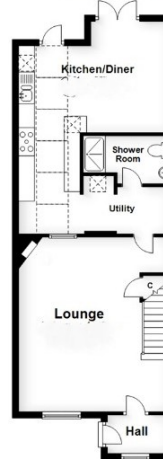
Situation and Schooling

Yardley Gobion has a village shop with post office, a Sports and Social Club, a village hall and The Coffee Pot public house. Yardley Gobion CofE Primary School offers primary education for pupils from age 4 to 11 years and The Elizabeth Woodville School in the neighbouring village of Deanshanger offers secondary education.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

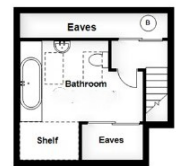
Ground Floor
Approx. 60.1 sq. metres (647.1 sq. feet)



First Floor
Approx. 32.4 sq. metres (348.9 sq. feet)



Second Floor
Approx. 14.0 sq. metres (150.5 sq. feet)



Total area: approx. 106.5 sq. metres (1146.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan plus the garage/ rooms over (Potential Areas). This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.