

# Property Details

Oak Trees, Rye Hill Cottages, Holdenby Road,  
East Haddon, Northamptonshire, NN6 8JR

Offers in Excess of **£210,000**



# Property Photos

Oak Trees, Rye Hill Cottages, Holdenby Road, East Haddon,  
Northamptonshire, NN6 8JR



Creation Date  
11/06/2025

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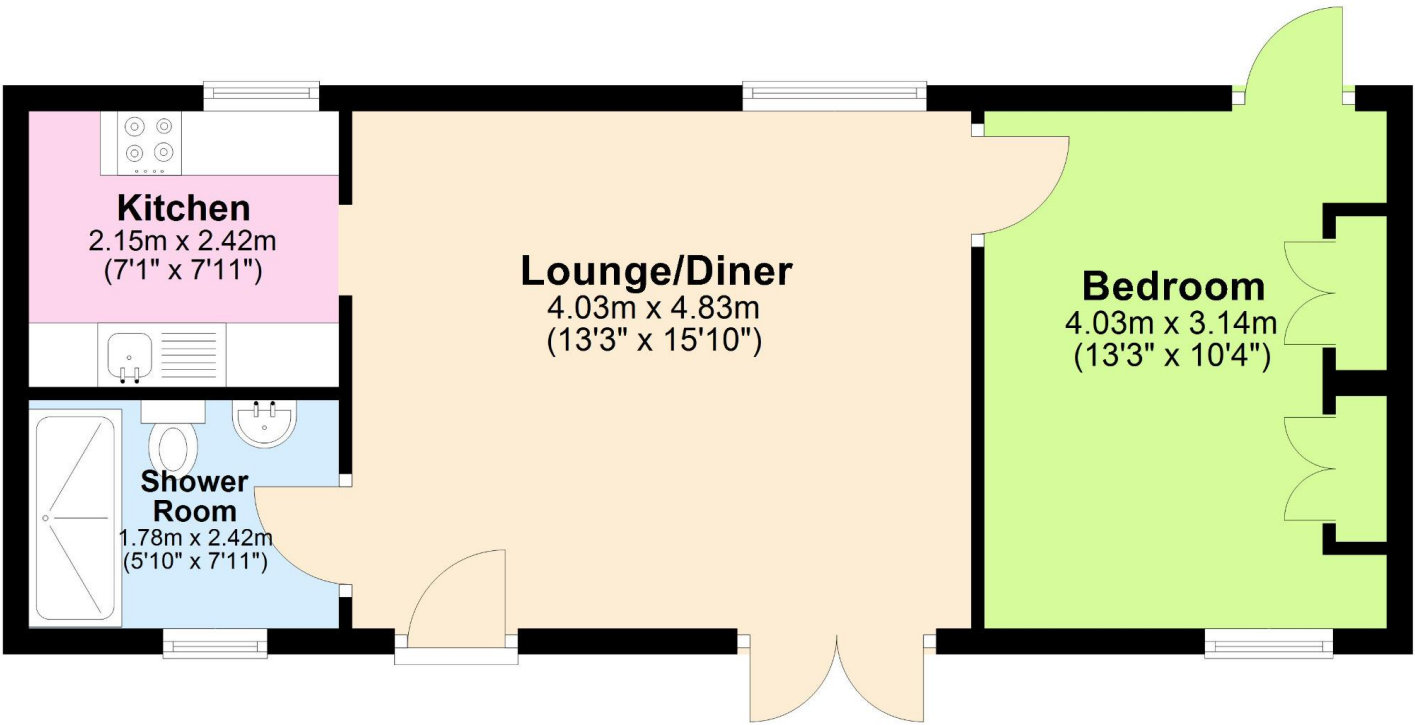
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# Property Floor Plans

Oak Trees, Rye Hill Cottages, Holdenby Road, East Haddon,  
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## Ground Floor



# Property Info

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Property Type
House
Property Style
End of Terrace
Bedrooms
1
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Off Road Parking
Type
Sales
Electricity
Mains Supply

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Water Supply
Mains
Sewerage
Private Supply
Heating
Gas
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers in Excess of
Price
£210,000
Land Size
Less than an acre
Age of Property
-
Year Built
-
New Home
No

# Property Features

Oak Trees, Rye Hill Cottages, Holdenby Road, East Haddon,  
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## Feature 1

Charming One Bedroom Character Property With No Upper Chain

## Feature 2

Quiet Rural Location On The Outskirts Of East Haddon

## Feature 3

Ideal Holiday Cottage Or Lock-up-and-leave

## Feature 4

Lounge/diner With A Vaulted Ceiling & Exposed Stone Walls

## Feature 5

Wood Burner In A Brick Feature Fireplace

## Feature 6

Compact Kitchen With Space For Appliances

## Feature 7

Modern Shower Room & Large Bedroom With Fitted Wardrobes

## Feature 8

Lpg Gas Central Heating & Upvc Double Glazing

## Feature 9

Enclosed Rear Garden Laid To Lawn

## Feature 10

Allocated Parking For Two Vehicles In A Shared Car Park

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## One-Bedroom Character Cottage For Sale in East Haddon

One-Bedroom character cottage for sale in East Haddon

This is truly a rare opportunity to purchase a unique one-bedroom single story cottage on the very edge of East Haddon. The property offers plenty of character features, including vaulted ceilings with original beams and exposed stone walls, an enclosed garden, two allocated parking spaces and no upper chain. This lovely property would make an ideal holiday home or a permanent home, or a lock-up-and-leave in a peaceful rural setting.

Located on the outskirts of East Haddon, in a small complex of converted farm buildings called Ryehill Country Cottages, Oak Trees Cottage presents a unique opportunity to acquire this charming rural property tucked away at the end of a private road. Flanked by panoramic rural views and picturesque grazing fields, the setting provides an immediate sense of calm and seclusion.

Upon entering the cottage, you are welcomed into a spacious sitting and dining area. This inviting reception space is the heart of the home, featuring stunning vaulted ceilings with exposed beams and stone walls that exude rustic charm. A feature brick fireplace housing a cosy wood burner adds warmth and character, making it the perfect spot to relax and unwind.

The kitchen, situated just off the sitting/dining area, is modern and well-designed to maximise space and functionality. It provides ample room for essential appliances, ensuring that all your practical needs are catered for whilst maintaining the property's charm and character.

The property has a large bedroom which also has vaulted ceilings and fitted wardrobes, offering plenty of storage. This room benefits from the same thoughtful design seen throughout the property, ensuring a comfortable environment. There is also a glazed door

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leading out to the rear garden.

The modern shower room is conveniently situated just off the sitting/dining area and has been tastefully finished to a good standard.

Externally, the property has a small enclosed rear garden laid to lawn, offering a private outdoor space to enjoy. Whether you envisage relaxing with a book, or simply taking in the surrounding rural tranquillity listening to birdsong, this garden is a delightful extension of the indoor living space.

Additional practicalities include LPG gas central heating and UPVC double glazing throughout, which ensure year-round comfort and energy efficiency.

The property also benefits from allocated parking spaces for two vehicles in a large communal courtyard, adding to its convenience.

All properties within the Ryehill Country Cottages complex currently contribute a grounds maintenance charge of 100 per month which covers the maintenance of the grounds & the courtyard, maintenance & upkeep of the sewerage treatment system, the approach road to the country cottages and external window cleaning. This is currently run by a Management Company and upon completion, each freeholder will automatically become a director of the Ryehill Estate Management Company Ltd.

East Haddon is a charming, picturesque village located in Northamptonshire just a short drive away from Northampton, one of the regions largest towns, which provides, easy access to shopping, medical facilities and well established amenities.

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With its scenic countryside setting and good community spirit, the village benefits from the very popular 'Red Lion' public house. This property is in an ideal location for those seeking a peaceful, rural lifestyle while remaining well connected to nearby towns and cities.

There are also convenient direct transport links with a main line rail station only ten minutes drive away, providing access to London and Birmingham making it ideal for commuting.

This property truly stands out with its blend of character features and practical modern touches. Whether youre seeking a holiday home, or downsizing to a low-maintenance and secure property, Oak Trees Cottage offers versatility and charm in equal measure.

Contact us today to arrange a viewing and explore the potential of this unique home.

Tenure Freehold  
Council Tax Band B  
EPC E

The room measurements for this property are as follows:

Lounge/Diner  
4.83m (15'10") x 4.03m (13'3")

Bedroom  
4.03m (13'3") x 3.14m (10'4")

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Shower Room

2.42m (7'11") x 1.78m (5'10")

Kitchen

2.42m (7'11") x 2.15m (7'1")

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