



54 West Street
Long Buckby | Northampton | Northamptonshire | NN6 7QE

FINE & COUNTRY

54 WEST STREET



A stunning refurbished period cottage, with far reaching views, off road parking, outbuildings and gardens.



KEY FEATURES

54 West Street occupies a privileged position on the edge of this well served Northamptonshire Village. The cottage has been extensively refurbished and modernised throughout, sympathetic to its historical origins, incorporating plenty of period features including exposed ceiling timbers, fireplaces and exposed stonework. The property offers two double bedrooms and a first-floor bathroom, a beautifully refitted kitchen breakfast room, a recently constructed garden room/conservatory and has an elevated plot with some gorgeous views across the rest of the village and neighbouring countryside. The property has the provision of attractive double-glazed windows and underfloor heating to the ground floor and modern cast iron radiators on the first floor.

Ground floor

The lounge has an entrance door and exposed ceiling timbers, together with a log burner, set in an attractive exposed chimney breast. A latched door leads to a small utility room with a convenient ground floor shower room with Delft tiles and underfloor heating. The kitchen breakfast room has been stylishly refitted with a range of matching units, timber work surfaces and an attractive cooking range. There is also a built-in fridge and freezer, quality floor tiling with underfloor heating and exposed stonework. A glazed door leads to the recently constructed garden room/conservatory, also with underfloor heating and double-glazed doors leading to a raised terrace.





SELLER INSIGHT

“From the moment we saw Hazelbech we knew the cottage was for us,” say the owners. “The dominating position on the hill, which can be seen from the road to West Haddon and the drive down from Watford village; the welcoming lights of the village on the way home on a dark winter’s night, and the thought of a warm cosy fire awaiting you...”

“The Cottage is set outside of the hustle and bustle of the cosmopolitan centre of Long Buckby, and enjoys views over the local farming hamlet of Murcott, yet within a five-minute walk you can be in its centre. The countryside is amazing here; you walk out of the door and within two minutes you’re surrounded by fields – you can walk for a mile or for five and not see a soul! At the weekend the village is so calm it feels like you’re on holiday, and the locals are so friendly that when you pass them on the street everyone greets you with a ‘hello’ or a ‘good morning.’”

“We’re not too sure of the exact age of the cottage, but from information we have from the deeds, the property was first gifted to the youngest daughter of the original family c1550, via the will of her parents. However, we’ve been able to trace its history back even further. During some repair work on the kitchen floor we exposed a piece of pottery, which Carl Thorpe from the Time Team program confirmed dates from the 1400s. The property had been modernised in the 1960s, with original features covered up. We spent time discovering its hidden past, including the original entrance and window to the scullery, now the utility and shower room, and we also found a message in a milk bottle when refurbishing the kitchen – we will pass this on to the next owners. We’ve revealed, restored and enhance all of the beautiful original features but we’ve also added some modern comforts. The ramshackle conservatory was replaced with an attractive glass garden room; we also installed a new bathroom, a new ground-floor shower room and kitchen, all complete with underfloor electric heating. The property has also been rewired throughout and we installed a new wood burner with back boiler providing heating to the free-standing cast iron radiators on the first floor.”

“The garden, which we designed, is another gorgeous feature, and the garden room allows us to enjoy it rain or shine. The stone patio leads down to a levelled lawn area and also a secret stairwell that leads to the garden from a gate at the side. There’s also a veranda where the hot tub lives and a secret BBQ area from where we enjoy a tremendous view over nearby Mill Park. Gravelled pathways lead down to the vegetable garden and the flower garden, then on to the woodshed, garage, workshop and driveway. The back of the old garage has been converted into an office, which also has lovely views.”

“We’re excited to be relocating to Cornwall, but there’s so much we’ll miss when we leave Hazelbech Cottage. The views, countryside, quietness and outstanding sunsets; the cosy feel and the general hug of the house when you come home, and simple pleasures such as sitting in the living room on the coldest of nights with the wood fire roaring away. If we could we would pick up the cottage and take it with us, we’d do it in a heartbeat.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The first floor has some attractive latched doors that lead to bedrooms one and two, and the family bathroom. Bedroom one has two double glazed windows taking in the elevated views, some exposed stonework and original ceiling timbers. Bedroom two is slightly smaller but another double room with some exposed ceiling timbers and a window to the front. The large bathroom has some attractive limestone tiles, underfloor heating and original enamel clawfoot Victorian bath, pedestal wash hand basin, WC and an airing cupboard, housing linen shelves and the hot water cylinder.









Outside

The house has a front entrance door that accesses the pedestrian path on West Street whilst at the rear of the property, there is gated pedestrian access and steps that lead up to elevated garden with raised lawns, attractive borders and beds, an automated scenic lighting system, and a stepped terrace that leads back to the conservatory. There's a covered hot tub, with built-in bar and BBQ area, an outside office and a gravel pathway that leads to some productive vegetable borders. At the far end of the garden, there is a storage shed with power and lighting and a block paved driveway that provides off-road parking for three vehicles and access to a brick-built store with power and lighting, underfloor heating and wiring ready to accept an EV charger.











LOCATION

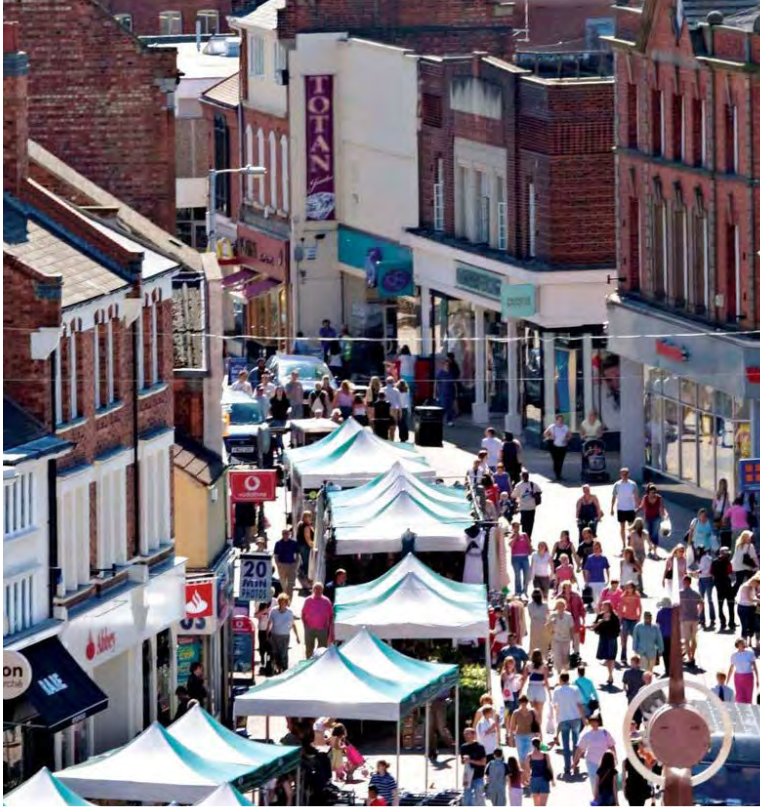
Long Buckby is a village and civil parish located in the Daventry district of Northamptonshire, England. Situated on the River Nene, it lies approximately 5 miles (8 km) southeast of Daventry town. Historically, Long Buckby was an important stop on the Grand Union Canal, contributing to its growth and development.

The village has a long history dating back to medieval times, with evidence of settlement from as early as the 9th century. Its name is believed to derive from the Old English words “lang” meaning long, and “bucca” possibly referring to a local landowner or inhabitant.

Today, Long Buckby is a picturesque rural community with a mix of historic buildings, modern developments, and amenities. The village features a range of shops, pubs, schools, and other facilities catering to its residents. It retains much of its traditional charm while also offering convenient access to nearby towns and cities such as Northampton and Rugby. There is also direct access to London Euston from Long Buckby train station where the capital can be reached in under the hour.

Long Buckby benefits from its location in the scenic Northamptonshire countryside, providing opportunities for outdoor activities such as walking, cycling, and enjoying the natural beauty of the area. The village also has a strong sense of community, with various events and activities organized throughout the year to bring residents together.

Overall, Long Buckby offers a tranquil and idyllic setting for those seeking a village lifestyle within easy reach of urban amenities.



INFORMATION

Services, Utilities & Property Information

Utilities – electric underfloor heating, electricity, mains water, private drainage and broadband are connected. The property also benefits from solid fuel central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Tenure – Freehold

Title notes – The property benefits from a Residential chancel repair indemnity policy and there is a flying freehold over the neighbouring property's front door/hallway.

Agents note – The garage roof is believed to contain asbestos.

Directions – NN6 7QE

Local Authority: West Northamptonshire

Council Tax Band: B

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

Website

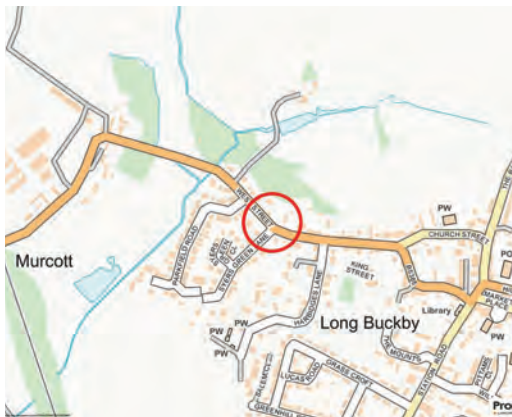
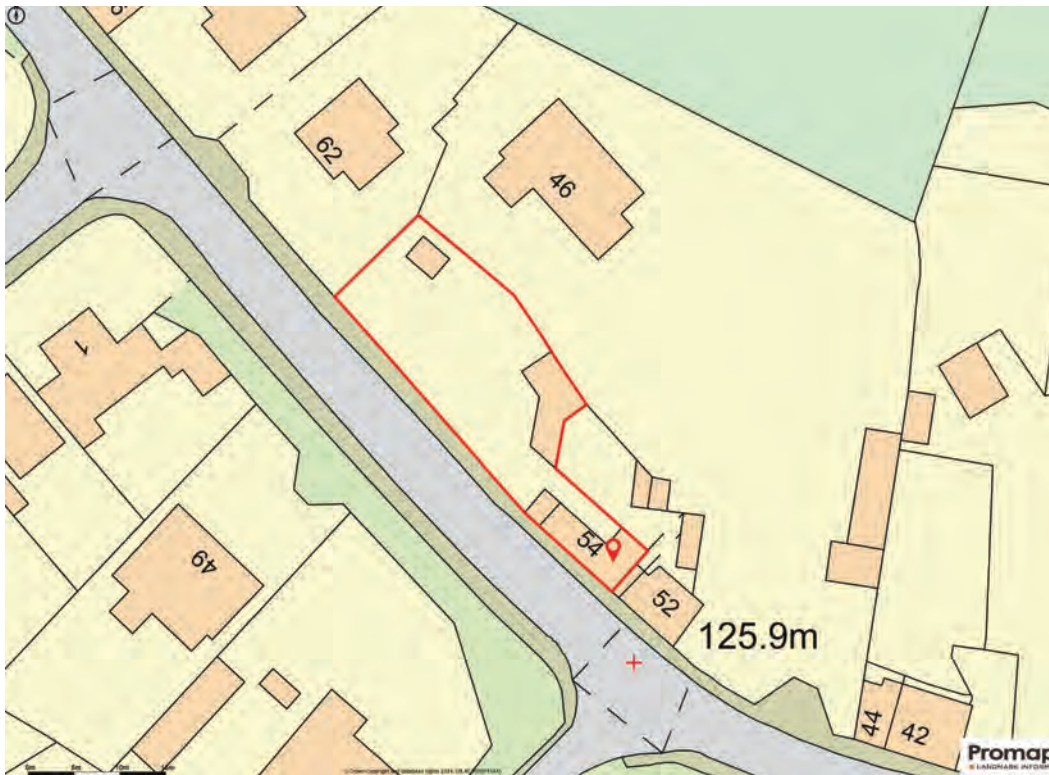
For more information visit www.fineandcountry.com/rugby-estate-agents

Opening Hours:

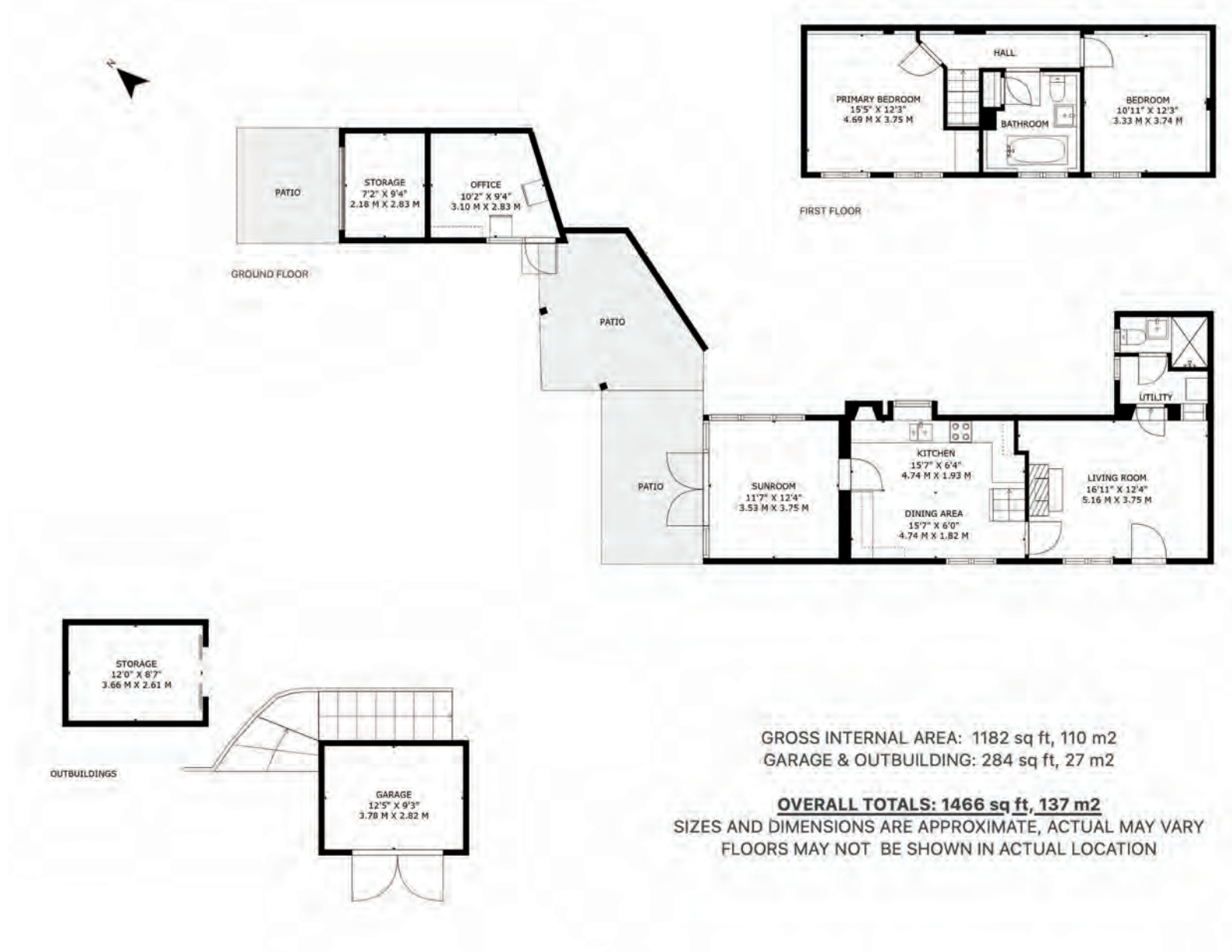
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		76 C
39-54	E	49 E	
21-38	F		
1-20	G		





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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.



SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby

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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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