



Rose and Crown, 1 High Street
Islip, Northants NN14 3JS



A Rare Opportunity: Own a Piece of Islip's History - The Rose & Crown Awaits!
Step back in time and own a remarkable piece of Islip's heritage - The Rose & Crown, a former Grade II listed public house built is rumored to have been built for the dowager of the Drayton Country Estate, is now offered for sale with two options:

a -Planning for change of use and consent to develop a larger contemporary 5 bed home by replacing the dated rear extension and building a new addition more in keeping with the location.

b - Remodel and refurbish the existing building to create a 4/5 bed, 2 bathroom house.

Existing buildings GIA 2,841 sq ft

Consented scheme GIA of 3,059 sq ft (excluding garage).

Site area 0.27 acres.

More details of plans available on request planning approval: NE/24/00171/LBC.

Rich in History, Reborn for the Future:

Standing proudly in the heart of Islip for over 300 years, The Rose & Crown has played a central role in village life since 1691, as evidenced by the prominent date stone adorning its façade. This historic building boasts coursed limestone walls and a classic Collyweston slate roof (which was overhauled and completely re-laid in 2017), a testament to the enduring craftsmanship of a bygone era. Sadly, the pub has remained closed for the past two years, but with your vision, it can be reborn as a magnificent private residence.

Seize This Rare Opportunity:

The Rose and Crown is more than a property; it's a chance to own a piece of history and create a legacy of your own. If you're seeking a unique and characterful home with exceptional potential, look no further. Contact us today to arrange a viewing.

More details are available upon request.



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Price £470,000



A New Chapter Begins:

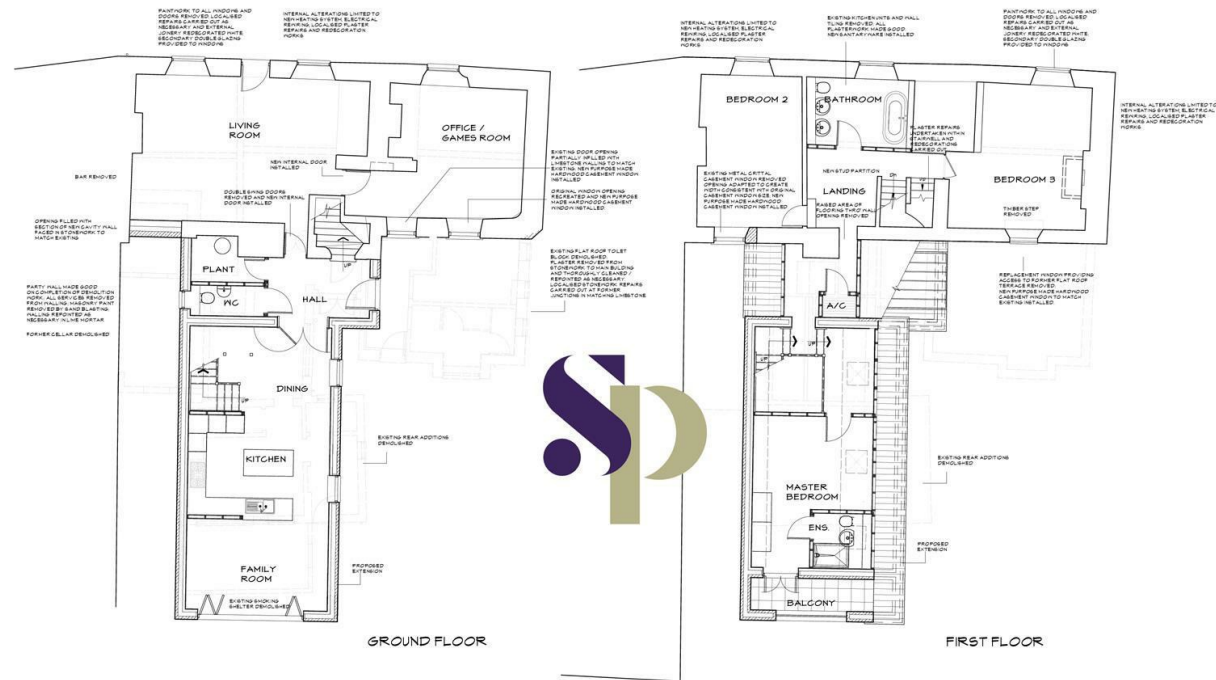
Exciting plans for renovation have been meticulously crafted to ensure the building's preservation and facilitates its continued maintenance for generations to come. Full planning permission allows for the sensitive demolition of unsympathetic modern rear additions, making way for a beautifully designed two-storey extension. This thoughtful approach blends contemporary living with the pub's historical charm. The proposed design, showcased in CGI images, creates a spacious and light-filled home with ample room for modern family life. A detached double garage provides additional convenience and completes the picture of a luxurious and comfortable home.

Islip: Where History Meets Convenience:

Imagine waking up in a place steeped in history, where every detail whispers tales of village gatherings and laughter. The charming village of Islip offers a quintessential English village experience, nestled amidst rolling Northamptonshire countryside with the meandering River Nene nearby, providing picturesque walks and a tranquil backdrop. History buffs will delight in exploring Islip's rich past, evident in its charming stone cottages and the magnificent St. Nicholas Church. Having been rebuilt in the latter part of the 15th century, it is described as a very perfect example of a village church of that date, unaltered in plan and little changed by restoration.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

75

49



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