



1A & 1B High Street, Crick, Northampton, NN6 7TS
£475,000 Freehold

A four bedroom stone and brick built former public house with a detached one bedroom cottage in the garden. The period property has character features including fireplaces, window seats and ceiling beams, four double bedrooms, en-suite, three reception rooms plus farmhouse kitchen / breakfast room with an island and AGA, utility room, cloakroom and large hall. The cottage has a smart modern style interior with living room, kitchen, bedroom, dressing room and bathroom. The properties have their own gardens and there is a driveway. 1A EPC Rating E. Council Tax Band E. 1B EPC Rating D. Council Tax Band A.

Four Bedroom Cottage | One Bedroom Annexe | Gardens | Parking | Close To Amenities | No Onward Chain

modern marketing · traditional values

1A HIGH STREET

ENTRANCE PORCH 1.52m x 1.65m (5'0 x 5'5)

Entrance via front door. Door to:

HALL 2.24m x 4.27m (7'4 x 14'0)

Built in cupboards.

CLOAKROOM 1.45m x 1.24m (4'9 x 4'1)

Obscure glazed window to side elevation. WC and wash hand basin.

LOUNGE 3.81m x 4.11m (12'6 x 13'6)

Double glazed window to side elevation with window seat. Radiator. Fireplace with open chimney. Ceiling beam.

DINING ROOM 4.11m x 4.17m (13'6 x 13'8)

Double glazed window to front elevation. Radiator. Fireplace with log burner. Ceiling beam. Stairs rising to first floor landing. Oak panelling.

STUDY 2.74m x 4.47m (9'0 x 14'8)

Double glazed window to front elevation. Radiator.

KITCHEN / BREAKFAST ROOM 5.26m x 3.99m (17'3 x 13'1)

Two double glazed windows to side elevation, one with window seat. Window and door to side elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Built in oven, grill, hob and extractor. One and a half bowl sink unit. Island unit. Space for dishwasher and fridge / freezer. Fireplace with AGA.

UTILITY ROOM 2.62m x 4.14m (8'7 x 13'7)

Double glazed window to side elevation. Fitted with a range of wall and base units with work surfaces over. Twin ceramic sink units. Tiled splash backs. Tiled floor. Space for washing machine. Door to garden.

FIRST FLOOR LANDING

Under eaves storage cupboard.

BEDROOM ONE 5.31m x 2.54m (17'5 x 8'4)

Double glazed window to side elevation. Radiator. Cast iron fireplace. Fitted wardrobes.

EN-SUITE BATHROOM 3.05m x 1.91m (10'0 x 6'3)

Double glazed window to side elevation. Heated towel rail. Suite comprising bath with shower over, WC and wash hand basin with storage below. Tiled splash backs.

BEDROOM TWO 3.86m x 3.48m (12'8 x 11'5)

Double glazed window to side elevation. Radiator.

BEDROOM THREE 3.73m x 4.44m (12'3 x 14'7)

Double glazed window to front elevation. Radiator. Cast iron fireplace.

BEDROOM FOUR 2.54m x 4.29m (8'4 x 14'1)

Double glazed window to front elevation. Radiator.

SHOWER ROOM 1.96m x 2.36m (6'5 x 7'9)

Double glazed window to rear elevation. Suite comprising shower in a tiled cubicle, WC and wash hand basin. Tiled splash backs.

OUTSIDE

Parking for one car.

GARDEN

Lawn and pathway leading to 1B. Brick built outbuilding.

1B HIGH STREET

OPEN PLAN LIVING ROOM / KITCHEN 4.01m x 6.63m (13'2 x 21'9)

uPVC double glazed window to front elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Cooker and extractor hood. Stainless steel sink unit. Space for washing machine. Tiled splash backs. Boiler cupboard. Stairs rising to first floor.

FIRST FLOOR BEDROOM 4.17m x 3.43m (13'8 x 11'3)

Exposed roof timber. uPVC double glazed window to front elevation. Radiator. Built in cupboard.

DRESSING ROOM 1.96m x 2.26m (6'5 x 7'5)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 1.88m x 2.26m (6'2 x 7'5)

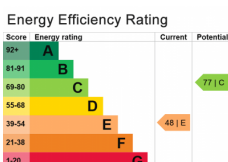
uPVC double glazed window to side elevation. Chrome heated towel rail. Suite comprising shower bath, WC and wash hand basin with storage below. Tiled splash backs. Tiled floor.

OUTSIDE

Small lawn and seating.

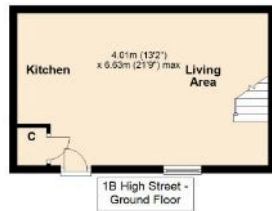
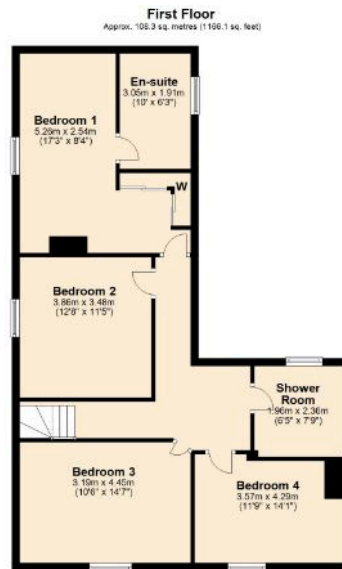
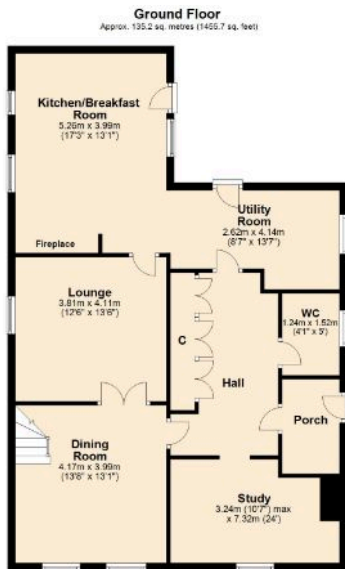
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 243.6 sq. metres (2621.9 sq. feet)



LOCAL AREA INFORMATION

Crick village is set on the Grand Union Canal and has a large marina where the famous annual Crick Boat Show is held. A variety of other local amenities include a well-regarded primary school feeding Guilsborough secondary school, a fine church housing a rare church organ, B&B, post office/general stores and three public houses. Well placed for road communications, the village has been bypassed by the A428 Rugby to Northampton road which in turn links to both the A5 and M1 J18 just over 1 mile away. Public transport options are also well catered for via a regular bus service to the towns of Northampton (14 miles) and Rugby (6 miles) both of which offer high street shopping and leisure facilities plus mainline train services to London Euston and Birmingham New Street.

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