



## Murcott

Long Buckby, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*







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## Murcott

Long Buckby, Northampton, NN6 7QR

TOTAL AREA: APPROX. 503.38 SQ. METRES (5418.3 SQ. FEET)

**UNIQUE FARMHOUSE RENOVATION PROJECT, INCLUDING £600,000 RESTORATION BANK ACCOUNT. THIS HISTORIC GRADE II LISTED PROPERTY HAS A 17TH CENTURY HEART WITH GEORGIAN AND VICTORIAN ADDITIONS, INCLUDING A PANELLED DRAWING ROOM.**

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### GROUND FLOOR

- ENTRANCE HALL
- SNUG
- DRAWING ROOM
- DINING ROOM
- KITCHEN
- DAIRY
- UTILITY ROOM
- BOOT ROOM

### FIRST FLOOR

- FIVE BEDROOMS
- TWO BATHROOMS
- BOX ROOM
- STORE

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### BASEMENT

- TWO ROOMS

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### OUTSIDE

- GARDENS
- STABLES
- OUTBUILDINGS

**Guide Price £1,200,000 Freehold**







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## THE PROPERTY

The extensive house stands in an established walled garden of approximately 2/3 of an acre, complemented by a range of outbuildings. A cobbled courtyard provides parking for several cars.

The hamlet of Murcott is surrounded by fields on the edge of the thriving village of Long Buckby, which has a railway station with direct trains to Long and Birmingham, plus comprehensive amenities reflecting its past as a historic market town.

Currently occupied, the property has full planning and listed consents for all works, including an attic conversion, annexe conversion and a three bay garage.

The completed project will give a superb six double bedroom farmhouse with a two double bedroom annexe and studio, plus outbuildings, stables, a coach house and a historic privy.

The farmhouse has a wealth of character features, including three working inglenooks and other fireplaces, a Georgian panelled drawing room, a 17th Century candle cupboard, an original diary, exposed beams, early oak floorboards, and flagstone floors throughout.

A once in a life time opportunity to own and restore a historic gem.

EPC Exempt. Council Tax Band G





## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.







## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Ask Agent
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only two miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away although there are other secondary school options in nearby Daventry. In addition to various sporting and social clubs, the village has C of E, Baptist, United Reform and Roman Catholic churches and a very good range of shops and services including small supermarkets, chemist, butcher, hairdresser, estate agent, public houses, restaurants, take away foods, medical practice, dentist and library.

## IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

**Basement** 43.1 sq.metres (463.6 sq.feet)

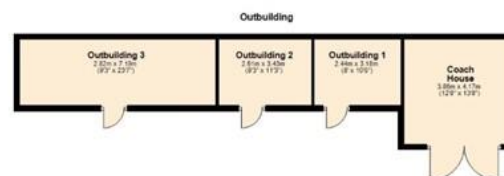
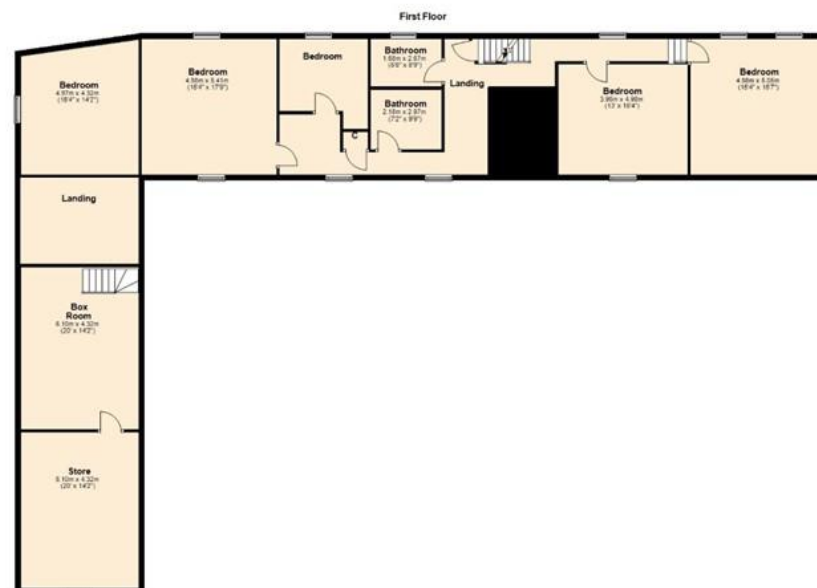
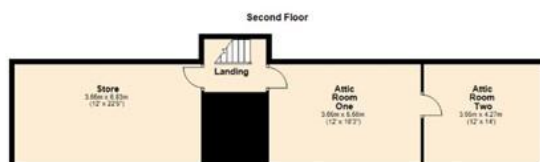
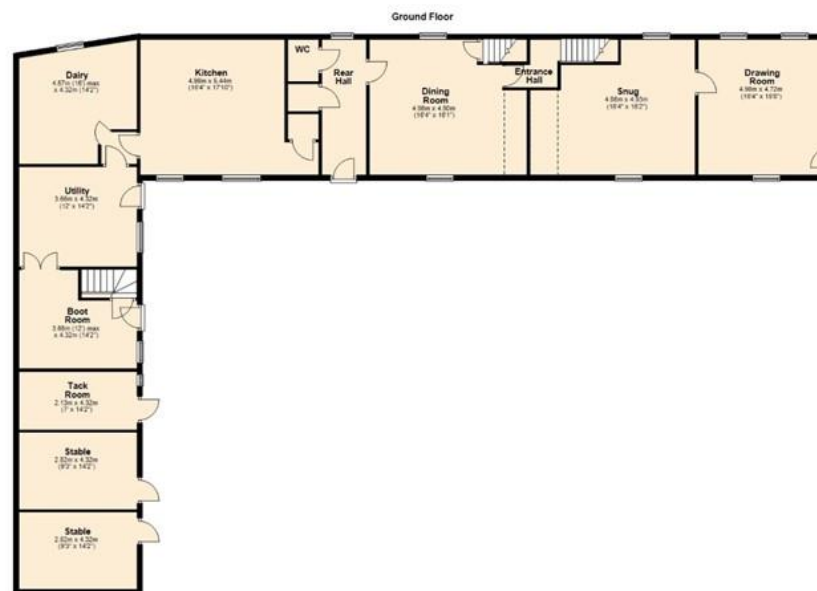
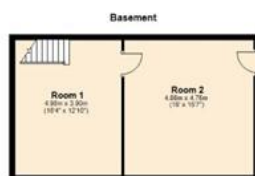
**Ground Floor** 211.6 sq.metres (2278.1 sq.feet)

incl tack room & stables

**First Floor** 217.7 sq.metres (2343.6 sq.feet)

**Second Floor** 65.8 sq.metres (708.1 sq.feet)

**Outbuildings** 53.4 sq.metres (575.1 sq.feet)







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