



Lot 1 Ryehill Lodge Long Buckby, Northampton, NN6 7PW

Guide Price £950,000

Built in 2013 to a bespoke and high quality design, the house is of traditional construction under a slate tiled roof with UPVC double glazed windows throughout and French doors leading to the terrace and garden. It includes a Master En-Suite and two further, large double bedrooms.

The property is approached via a gated and sweeping drive, advantageously positioned for open countryside and views.

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Overview

The property is approached via a gated and sweeping drive, advantageously positioned to appreciate the open countryside views.

Built in 2013 to a bespoke and high-quality design, the house is of traditional construction under a slate tiled roof with UPVC double glazed windows throughout and French doors leading to the terrace and garden.

The property includes an Air-source heat pump, underfloor heating, and an electric Aga for complete modern living.

The accommodation extends to over 2,224.3 sq ft over two floors, comprising of a hallway and cloakroom; an open plan kitchen-dining room that includes stone worktops, island, electric hob and wine-cooler; a large living room with wood-burner and bi-fold doors leading to outside; and a utility room to the provides a side-entrance to the property complete with butler sink and ample storage.

A bespoke oak and glass staircase leads upstairs to the three double bedrooms including master en-suite, family bathroom and large study area.

Outside, a generous and landscaped garden envelopes the property. There is also an exclusively designed summer house of timber construction with sate roof, well-positioned to appreciate the rural views. It includes electrics, lighting, and large decking area.

The double bay garage provides ample space including stairs and over-loft, electric roller shutter door, drainage and electrics with solar panels installed on the roof with a feed-in tariff.

The Land: Ryehill Lodge is set in 6.18 acres. This includes the house, grounds and landscaped gardens set in 0.81 acres and 5.37 acres of land which are presently used as paddocks, well maintained with post and rail fencing.

Distances

- Daventry – 3.5 miles
- Rugby – 8.5 miles
- Northampton – 10.5 miles
- M1, J16 – 2.5 miles
- M1, J17 – 4.5 miles

Situation

The property is located 3 miles from Daventry off the A5, with excellent links to nearby towns and mainline trains to London in under an hour. It has easy access to the major road networks including the M1. There are a range of amenities within the local area including pubs, shops, doctors' surgery, and restaurants in the nearby village of Long Buckby and town of Daventry.

There is an excellent choice of private and state schools within proximity of the property including Rugby School, Spratton Hall and Princethorpe. The location is shown in greater detail on the site plan.

Planning

Planning permission was permitted for Ryehill Lodge under

ref DA/2010/1025 in 2011.

We are informed that planning permission was permitted for Ryehill Lodge Barn pre 1982 under Northampton Council (Daventry District).

Tenure and Possession

The property is sold freehold with vacant possession. We are not aware of any restrictions or onerous conditions affecting the property and advise you instruct your solicitor to check the title, contract, and conditions prior to any purchase. Ryehill Lodge, Title No. NN273029

EPC

The current EPC rating for Ryehill Lodge C69.

Council Tax

Ryehill Lodge is within council tax band G, amount payable for 2023/24 being £3,565.93

Services

The property is connected mains services. We understand the paddocks have water troughs and water supply available. Purchasers should note it is their specific responsibility to investigate the availability of services.

Boundary

Boundary ownership where known is marked on the site plan in red.

Viewing

Please contact the Rugby office Tel: 01788-564-680 to arrange a viewing, strictly by appointment.

Other

The vendor reserves the right to hold a farm dispersal auction at the property prior to completion of sale.

Local Authority

West Northamptonshire Council 0300-126-7000
Anglian Water 0345-791-9155
National Grid 0800-096-3080

Vendors Solicitor

Howes Percival, Nene House, 4 Rushmills, Northampton, NN4 7YB
Sarah Di Pane Tel: 01604-230-400 E: sarah.dipane@howespercival.com

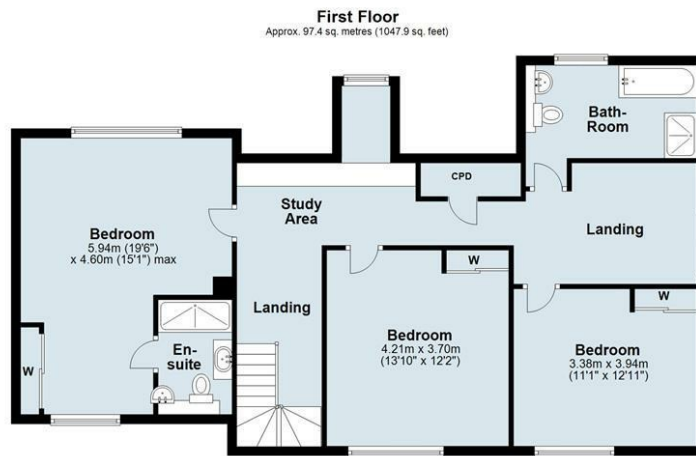
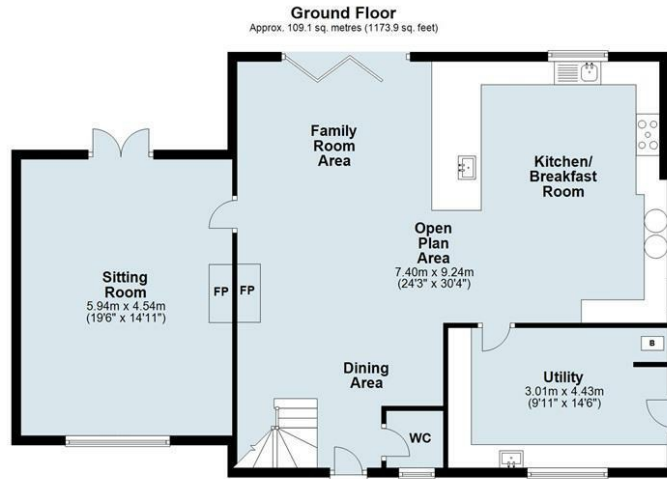
Anti Money Laundering

We are required under due diligence, as set up under HMRC, to take full identification (e.g., photo ID and recent utility bill as proof of address) of a potential purchaser upon submitting an offer on a property.

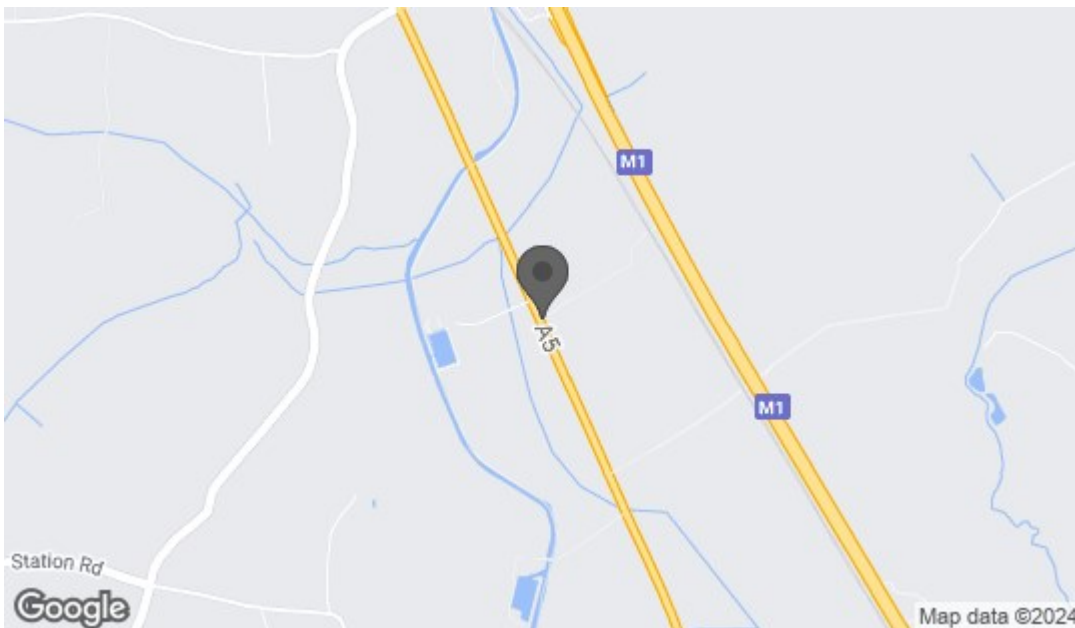
Plan, Area, Description and Measurements

The plan, area and description are believed to be correct in every way but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.





Total area: approx. 206.4 sq. metres (2221.9 sq. feet)



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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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