



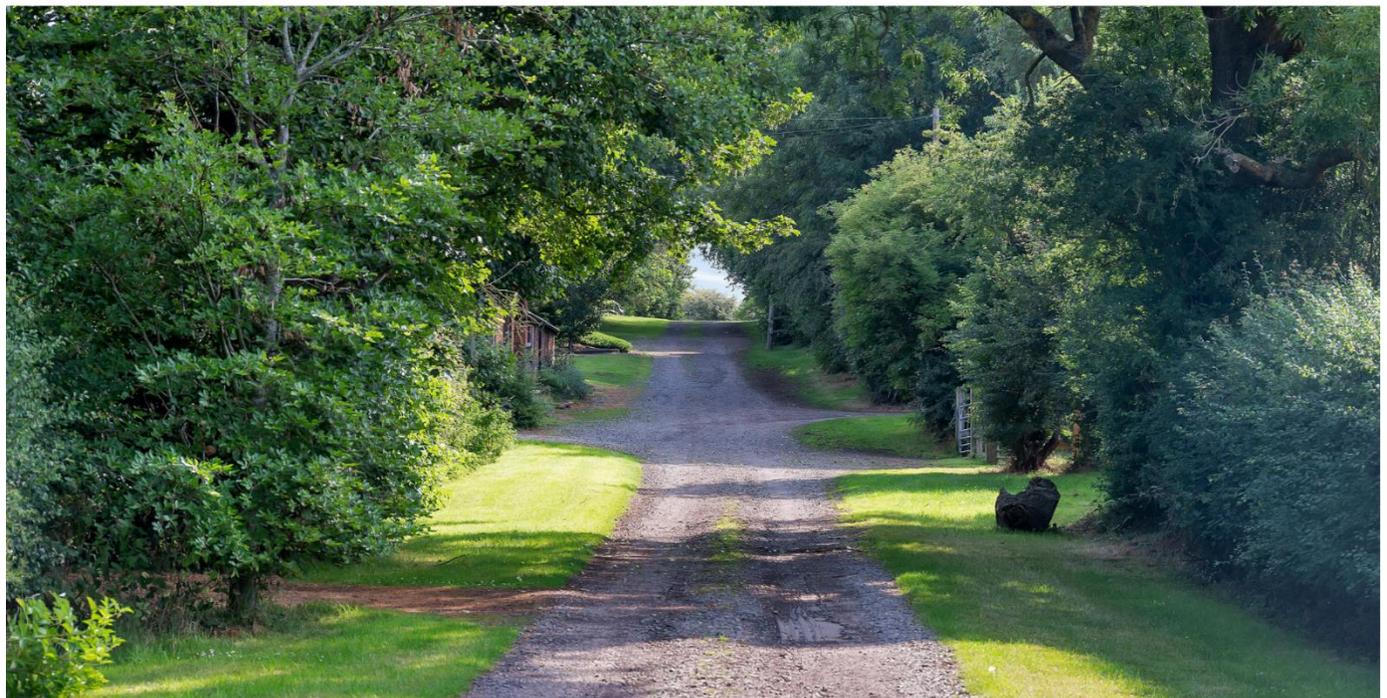
Ryehill Lodge, Norton Junction,
Long Buckby Wharf NN6 7PW

HOWKINS &
HARRISON

Ryehill Lodge, Norton Junction, Long Buckby Wharf NN6 7PW

Approached via a tree lined driveway, Ryehill Lodge is a large and expansive new build home with high end specifications. The property also includes Ryehill Lodge Barn with annex for family living, complete with stable block and further equestrian facilities. The property affords impressive views over rolling Northamptonshire countryside. Available as a whole or in up to four lots, totalling 42.23 acres (17.08 ha).

- Lot 1 Ryehill Lodge, garage, landscaped gardens, and paddock set in 6.18 acres (2.5 ha)
- Lot 2 Ryehill Lodge Barn, annex, four stable block and paddock set in 4.56 acres (1.84 ha)
- Lot 3 equestrian yard including 12 stables, hay barn, manège, lunge pen, lorry store, telecoms mast and pasture land set in 17.12 acres (6.93 ha)
- Lot 4 pasture land south of the property with separate access gate off A5 road extending to 14.37 acres (5.82 ha), available by separate negotiation





Features

- Spacious three bedroom new build barn conversion extending over 2,224.3 sq ft (206.6 sq.m)
- Bespoke, high-end specifications
- Double garage with solar array
- Landscaped gardens and summerhouse
- Further three bedroom barn conversion 2223 sq ft with adjoining annex/flat 543 sq ft
- Four stable covered yard
- 12 further stables
- Manège and paddocks
- Direct bridleway access
- Far reaching views
- 42.23 acres total

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.

Description

Lot 1: Ryehill Lodge

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 brick construction under a slate roof with UPVC double glazed windows throughout.

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 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 which 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 and large study/ landing area.

Outside, a generous and landscaped garden envelopes the property. There is also an exclusively designed summer house of timber construction with cedar shingle 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.





Lot 2: Ryehill Lodge Barn

The property comprises three bedrooms, bathroom, kitchen and sitting room with an adjoining triple garage, in total measuring 2223.9sqft. Above the garage is an annex/one bedroom flat totalling 543.2 sqft. The property is enveloped in its own gardens and with ample parking on a gravel drive. Outside, there is a courtyard stable block very neatly designed with red brick under clay tile roof.

Approached from a central driveway, the property has a utility room with pantry, butler sink, views over the garden and kitchen with a lovely, reclaimed brick over mantle and Aga range that also heats the hot water, wooden kitchen worktops for a country feel and French doors to courtyard. The dining room has oak flooring throughout, leading to the living room with double doors opening into the living room and French doors to the courtyard and garden. Upstairs there is a master bedroom, en suite with large window overlooking the fields and rolling countryside, and a further two bedrooms and bathroom.

Annex/Flat

Adjoining the property is an annex/one bedroom flat that has a hallway, galley kitchen and living room leading to a balcony. The bedroom is generous in size, with bathroom and ample storage cupboards.

The property is approached via a gravel driveway with ample car parking. There is also a triple bay garage with an electric up and over door, with electric and lighting supply. The property is supplied with oil fired central heating.

Well: located in the courtyard stable or Ryehill Lodge Barn (lot 2).

To the rear of the property are the stables, a bespoke and elegant design providing a covered yard, composed of four boxes (including a foaling stable) of brick and timber construction, concrete floor with drainage.

Land

Ryehill Lodge Barn is set in 4.56 acres. This includes the house, stables, garden, and driveway set in approximately 0.48 acres. The land extends to 4.08 acres currently used as paddocks, with post and rail fencing.





Lot 3: Equine facilities, stable yard, barn, and land

Located adjacent to Ryehill Lodge Barn is a neatly gated stable block offering two stables of brick construction under a pan tile roof. Opposite this block across the driveway is a gated yard of an additional x10 stables of blockwork construction, with adjoining hay barn.

To the east of the stables is the manège with floodlights, measuring approximately 60x25m. Beyond this is a gated lorry parking area with hardcore surface.

Hardcore car park

Double gated access to the stable yard

Stables approximately 15 years old

Covered stable block: 6.17 x 7.3m includes x2 stables and tack room

L-shape covered yard: 26.7 x 9.9m includes x7 stables

Lean to: 11 x 6.51m includes x3 stables

Tack Room: 6.75x3.64m (narrows to 2.90m with WC) with kitchen units, sink and electrics

Additional tack room to the rear of the yard

Pole Barn: 15.41x13.2 used as hay store, with lighting.

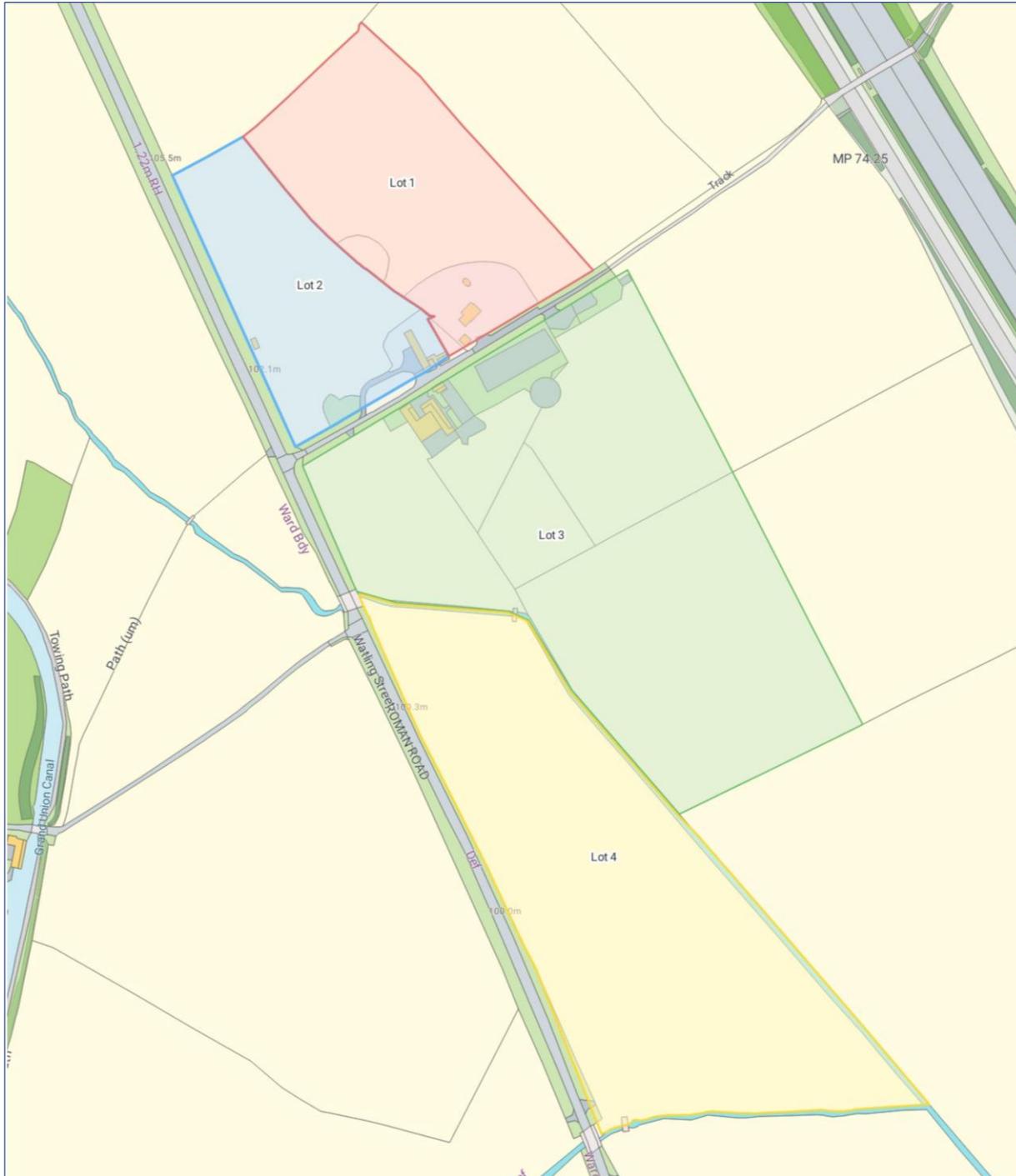
Timber frame construction, box profile roof and sides with dirt floor.

Land

Lot 3 totals 17.12 acres, incorporating the equestrian facilities, stables, barn, manège, walker & telecoms mast totalling 1.25 acres approximately.

The pasture land comprises 4 paddocks that extend to 15.87 acres. As shown edged green on the plan.





Lot 4: Land off A5, Long Buckby Wharf

The land extends in total to approximately 14.37 acres (5.82ha) with the majority down to pasture, bordered by mature hedgerows and post and rail fencing. Lot 4 has an access gate off the A5 road to the south of the property. A ditch runs west to south on the property and there is a footbridge in the northern corner of the land.

According to Natural England the land is classified as grade 3 on the agricultural land classification maps with loamy over freely draining, slightly acid but base-rich soil which is suitable for grassland and cereals, as shown in yellow.

Lot	Description	Acres	Ha
Lot 1	Ryehill Lodge, garage, landscaped gardens & paddock	6.18	2.5
Lot 2	Ryehill Lodge Barn, annex, four-stable block & paddock	4.56	1.84
Lot 3	Equestrian yard incl. 12 stables, hay barn, manège, lunge pen, lorry store, telecoms mast & paddocks	17.12	6.93
Lot 4	Pasture land south of the property with separate access gate off A5 road	14.37	5.82

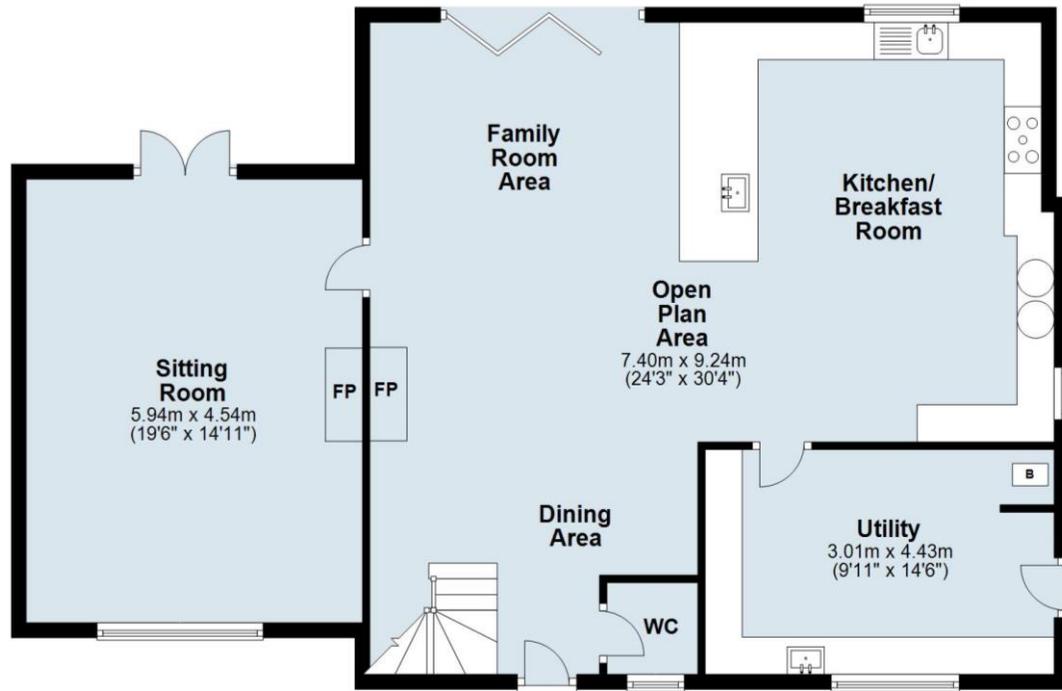
Planning

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).

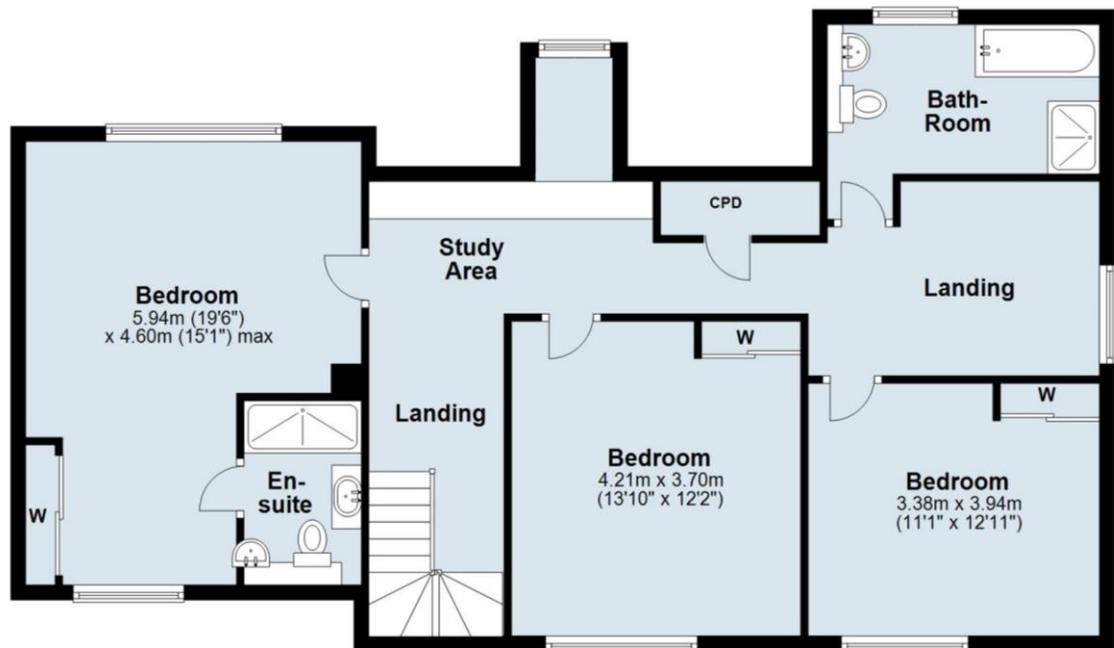
Overage

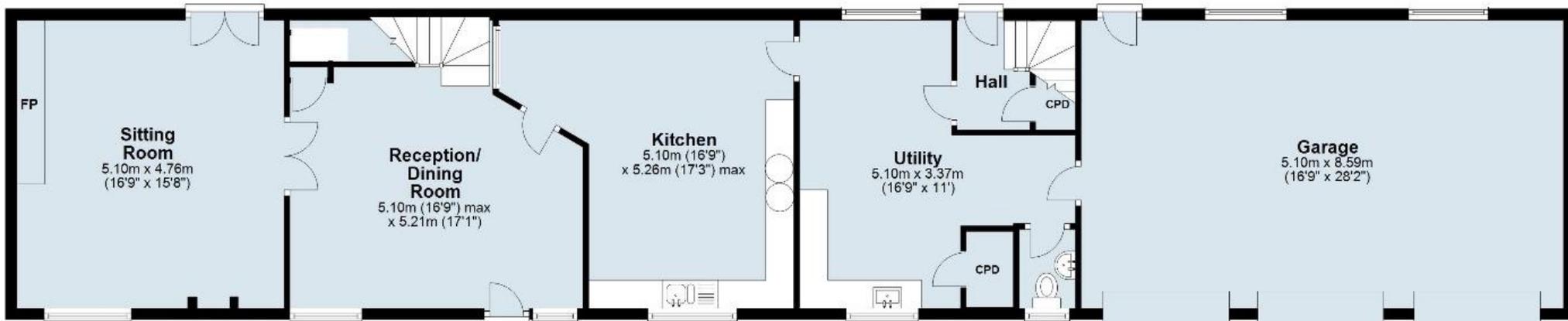
An overage clause of 30% for 30 years applies to the stable yard, part of lot 3, for any development that is not agricultural or equestrian.



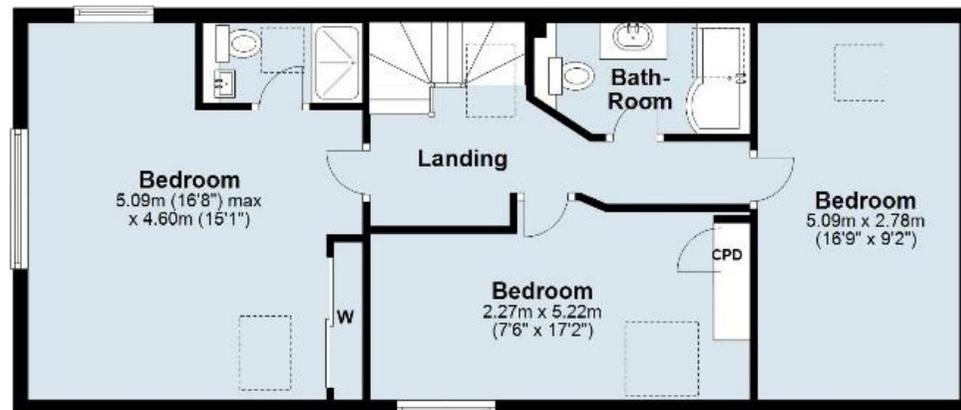
Ryehill Lodge ground floor

Ryehill Lodge first floor

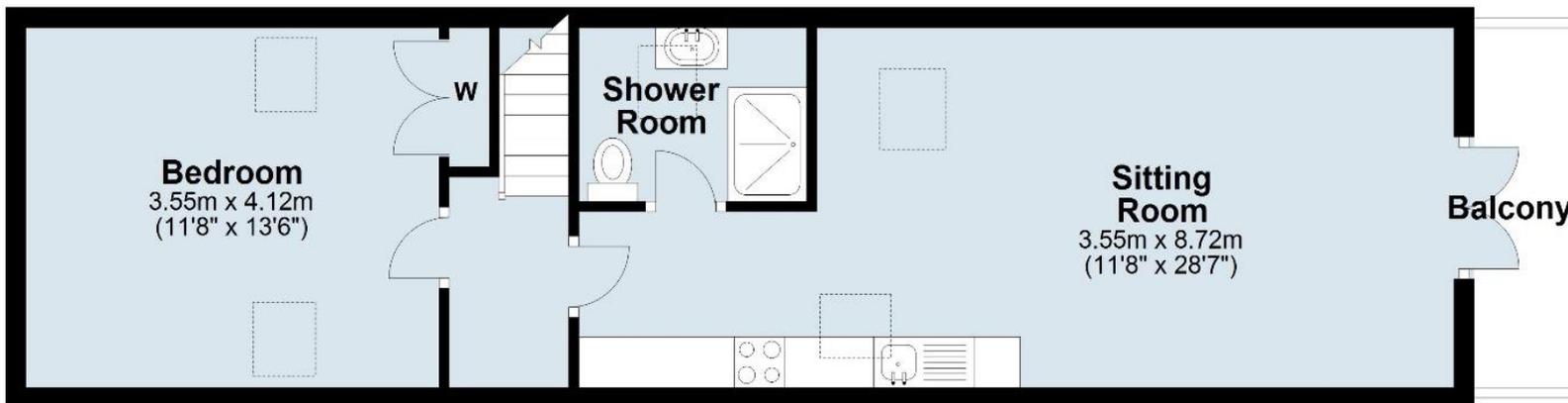




Ryehill Lodge Barn ground floor



Ryehill Lodge Barn first floor



Ryehill Lodge Annex/Flat





Tenure & Possession

The property is sold freehold with vacant possession. We are not aware of any restrictions or onerous conditions affecting the property and advise that you instruct your solicitor to check the title, contract, and conditions prior to any purchase.

Ryehill Lodge (Lot 1) Title No. NN273029

Ryehill Lodge Barn (Lot 2) Title No. NN151560

Ryehill Equestrian Facilities and Land (Lot 3 and 4) Title No. NN151558

Telecoms Mast

We understand from the vendors this has been decommissioned, but the mast remains in situ (situated on Lot 3).

EPC Rating

The current EPC rating for Ryehill Lodge C69; Ryehill Lodge Barn is E50, with a potential to be B and Ryehill Lodge Annexe, F31.

Council Tax

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

Ryehill Lodge Barn is within Council tax band F, amount payable for 2023/24 being £3,090.47.

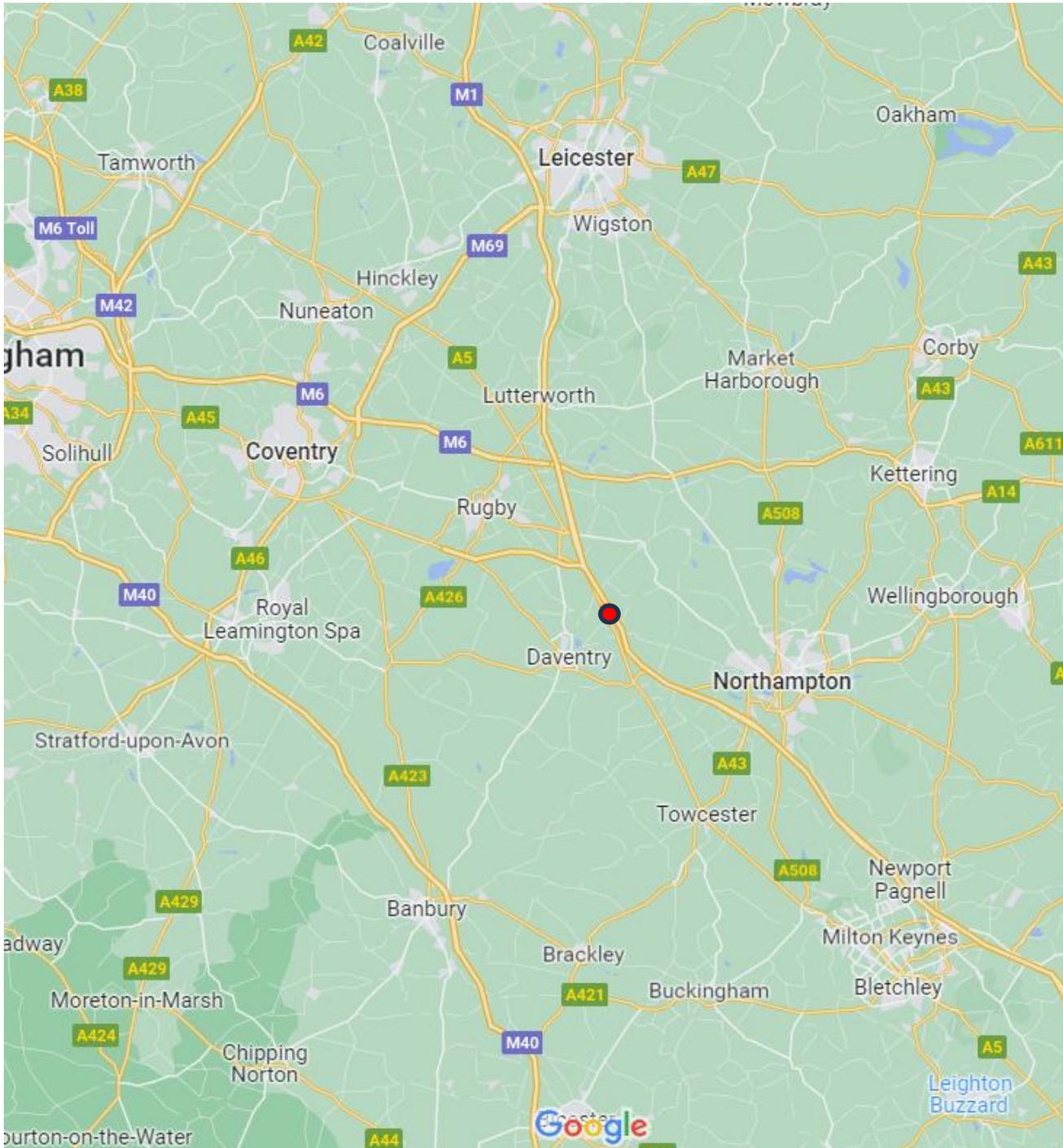
Services

The property is connected to 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.

Lotting and Availability

The property will be offered for sale by private treaty as a whole or in four lots. The vendor reserves the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice. Please note, lots 3 and 4 will not be offered separately unless lots 1 and 2 have been sold.





Boundaries & Fencing

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

Viewing

Please contact the Rugby office on 01788 564680 to arrange a viewing, strictly by appointment.

Local Authority

West Northamptonshire Council	0300 1267000
Anglian Water	0345 7919155
National Grid	0800 0963080

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 Regulations

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.

Other

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

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.



Howkins & Harrison
 7-11 Albert Street, Rugby Warwickshire CV21 2RX
 Telephone 01788 564680
 Email rurural@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
 Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
 Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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