



Church Farm, Church Street, Long Buckby, Northamptonshire, NN6 7QH

HOWKINS &  
HARRISON



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Long Buckby,  
Northamptonshire, NN6 7QH

Guide Price: £1,250,000

A unique opportunity to acquire this attractive Victorian farmhouse with full planning permission for the conversion of outbuildings, to create two residential dwellings. Situated in a plot extending to approximately 8 acres, this attractive 19th Century farmhouse is ideally located in the heart of the village.

Features

- Four double bedrooms
- Spacious reception rooms
- Impressive drawing room with an open fireplace
- Farmhouse kitchen and separate utility
- Study
- New double glazed windows
- Principal bedroom with dressing room and en-suite
- Cellar
- Garaging for three cars, electric gates
- Storeroom, log store
- New boiler
- Nine stables, feed store and hay loft
- Two paddocks and woodland equating to 8 acres approximately
- Full planning permission for the conversion of outbuildings to create two residential dwellings



## Location

The village of Long Buckby is mid-way between Northampton and Rugby and four miles to the east of the market town of Daventry and includes two smaller hamlets of Murcott and Buckby Wharf, on the Grand Union Canal and is only two miles from the M1 J18 Watford Gap. The village has a local railway station with mainline service to London (Euston) and Birmingham (New Street). Local village Schools include infants and juniors with a locally run business providing a very popular School wrap service. Guilsborough Secondary School is approximately six miles away. Other schools easily accessible include Northampton School for Boys, Northampton School for Girls and Lawrence Sheriff and Rugby High grammar schools. Independent schools include Spratton Hall, Bilton Grange, Pitsford School, Rugby School, Princethorpe College, Quinton House, Northampton High School and Coventry School Foundation schools. There is a very good range of shops including an artisan bakery, delicatessen, two small supermarkets, designer dress boutique, pharmacy, butchers and gift shops. Services include restaurants and take-aways, hairdressers and gym in addition to popular rugby and football clubs plus Scouting and other youth and community organisations. There are public houses, a medical practice, two dentists and a library in addition to three active churches.



## Ground Floor

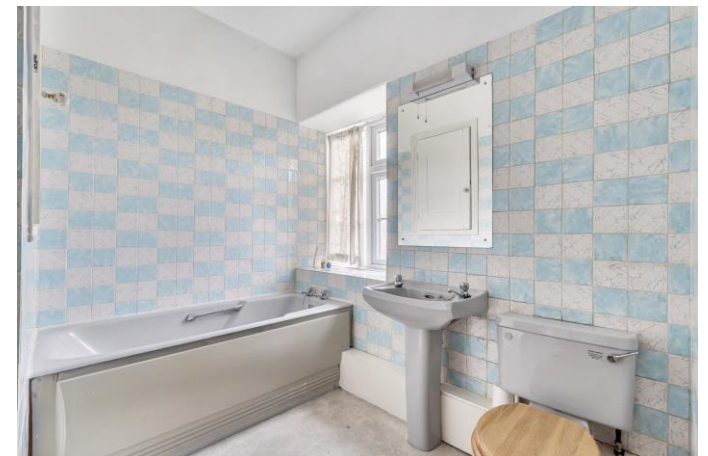
From the entrance hall, stairs rise to the first floor and doors lead to the ground floor accommodation. The dining room overlooks the front aspect and has an Art Deco style open fireplace and a further door leading through to an impressive, spacious sitting room which has a large double box bay window with views over the front aspect. The focal point of the room is an open fireplace with Adams style fire surround, with granite tiles and fire grate inset. A farmhouse kitchen, with exposed ceiling timbers, is fitted with a variety of shaker style kitchen cabinets incorporating a larder cupboard and numerous cupboards and drawers with work surfaces over. Appliances include an Esse range cooker, electric oven, fridge and freezer. From the kitchen a door leads to an inner hallway which provides access to a particularly spacious office with fitted shelves. A step leads to a large utility room, with attractive a-frame beam and chimney breast with open fire (currently not in use). A modern tiled wet room, with chrome and glass shower screen, is accessed from the utility and is fitted with a WC and a high gloss vanity unit with wash hand basin over.





## First floor

A spacious split level galleried landing, with two Velux windows over, has doors leading to four double bedrooms and the family bathroom. The principal bedroom is particularly spacious and has fitted wardrobes to one wall, dual aspect windows, exposed timbers to the ceiling and a door leading to an en-suite, with vinyl flooring, p-shaped bath with shower and shower screen over, WC, pedestal wash hand basin and a chrome heated towel ladder. There are three further double bedrooms, all of which overlook the front aspect, one with exposed floorboards and two of which have Victorian feature fireplaces. The family bathroom has tiling to the walls, panelled bath, WC, wash hand basin and vinyl flooring.







## Outside

The property is accessed via electric gates beyond which, is parking for several vehicles. The front garden is raised and mainly laid to lawn, with planted seasonal borders which include bluebells and an attractive Wisteria, with trees to include a Willow and Copper Beech. A central path leads to the front door. The outbuildings comprise of a storeroom, garage/workshop, loose box with loft above, three further loose boxes, a feed store with hay loft above and two open fronted garages. Located behind are three further timber stables. Attached to the main property are three brick built loose boxes and a log store which, subject to planning, could extend the living accommodation. The land lies to the north of the house and comprises of a kitchen garden and two paddocks, which slope into a small valley with stream at its bottom. There is a strip of woodland along the southern boundary and two public footpaths cross the paddocks.

## Planning

Full planning permission has been granted by West Northamptonshire Council for the conversion of outbuildings to create two residential dwellings (reference 2023/5913/FULL). Further details can be found on the West Northamptonshire Council's website.





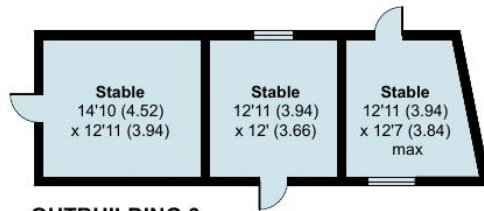
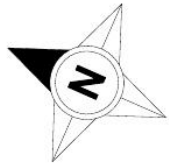
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Approximate Area = 2575 sq ft / 239.2 sq m (excludes carport)

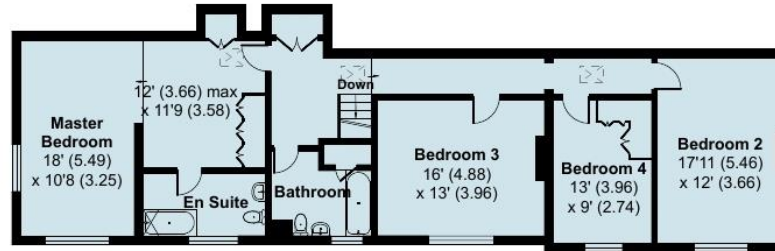
Outbuildings = 4016 sq ft / 373 sq m

Total = 6591 sq ft / 612.3 sq m

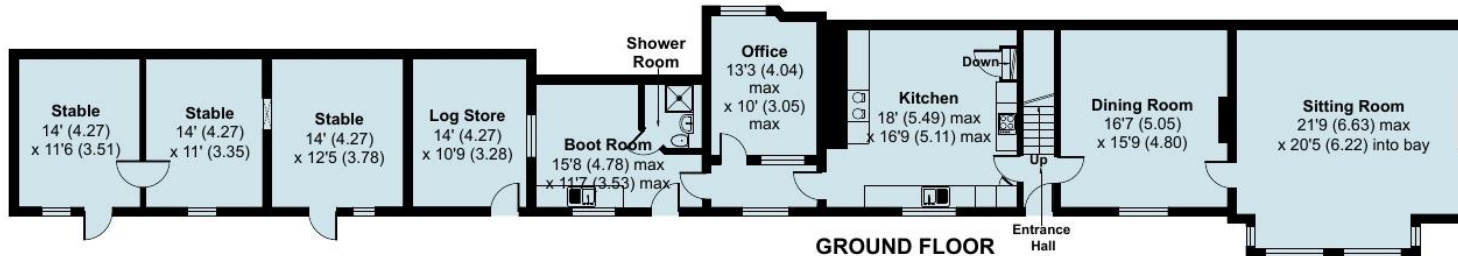
For identification only - Not to scale



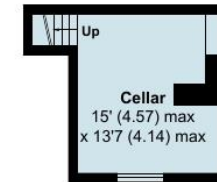
OUTBUILDING 3



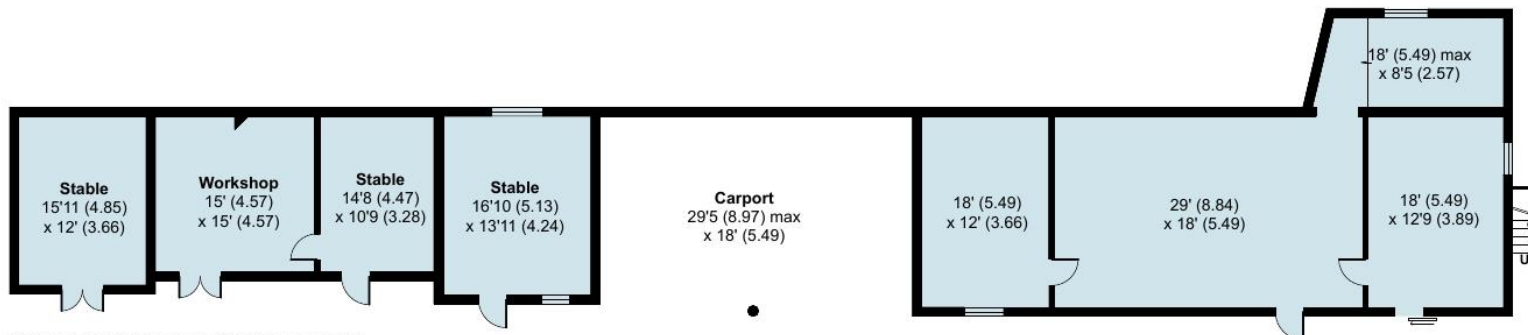
FIRST FLOOR



GROUND FLOOR



CELLAR



OUTBUILDING 1 GROUND FLOOR



OUTBUILDING 1 FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Howkins & Harrison. REF: 953353

## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01788-564666.

## Fixtures and Fittings

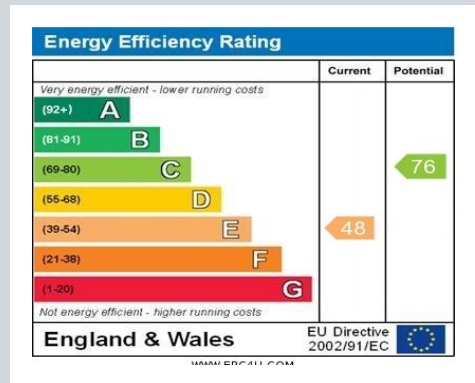
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council 0300 1267000.  
Council Tax – G.



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

