



Hunters Gap, 31 High Street, Crick, Northamptonshire, NN6 7TS

HOWKINS &  
HARRISON

Hunters Gap, 31 High Street,  
Crick, Northamptonshire,  
NN6 7TS

Guide Price: £775,000

A beautiful Grade II listed stone and thatched property, dating back to the early 1700's with five double bedrooms, a generous rear garden, double garage and off-road parking. Located in the heart of the popular Northamptonshire village of Crick, this property has an attached one bedroom, self contained annex and offers a wealth of charm and character.

### Features

- Period property
- Sought after village location
- Five double bedrooms
- Two reception rooms
- Brace & Latch doors
- Character features
- Exposed beams and flagstone floors
- Secondary glazing
- Inglenook fireplace
- Two wood burning stoves
- Oil fired AGA and electric hob
- Self contained annex with one bedroom
- Generous rear garden – 150ft x 50ft
- A mains connected double garage
- Study/home office



## Location

Crick is a pretty village set within rolling Northamptonshire countryside, some six miles East of Rugby. Hunters Gap is situated in the heart of the village in the recently approved conservation area. Within the village itself, local amenities include a very popular deli, café, supermarket, post office, several public houses, garden centre and a well regarded primary school. Secondary schooling is available at Guilsborough and Houlton, with grammar schools to include Rugby High School and Lawrence Sheriff School. There is also a good selection of independent schools locally including Spratton Hall, Maidwell Hall, Bilton Grange, Princethorpe, Rugby School and Coventry Foundation Schools all within easy reach. Crick is set on the Grand Union Canal and has a large marina which hosts the annual Crick Boat Show which is always very well attended. Crick offers a regular bus service to Rugby and Northampton and the village is well positioned for the commuter thanks to excellent access to the motorway and trunk road networks. Both Long Buckby and Rugby train stations are in close proximity, with Rugby railway station offering a frequent fast train service to London Euston in just under 50 minutes and Birmingham New Street in just under 40 minutes.



## Ground Floor

Enter through one of two front doors to the annex side of the property, with an entrance hall fitted with solid wooden flooring, exposed Northamptonshire stone brick work and doors to the utility, study, the rear garden and a connecting door through to the main accommodation. The utility has been refitted with navy blue shaker style kitchen cabinets and drawers with worktops over and features a double Belfast sink. A leaded window with secondary glazing overlooks the front aspect and a further door provides access to a shower room, with wet area including a wash hand basin, WC and chrome heated towel ladder. To the rear of the hall there is a further reception room, currently being used as a study. From the entrance hall stairs rise to the first floor with a small landing leading to a double bedroom, with multipaned window overlooking the rear garden, under eaves storage and attractive exposed timbers. This area of the property could easily be utilised as a self-contained annex, with the study being alternatively used as a sitting room, serviced by the kitchen within the utility and the wet room shower room. A brace and latch door off the entrance hall opens into a lovely sitting room with attractive flagstone flooring, fitted shelves, exposed ceiling timbers and an impressive inglenook fireplace over a flagstone hearth with wood burner inset. There is a window overlooking the front aspect with bespoke windows seat below and a part glazed door which leads to the rear garden. Should the annex be treated as a separate residence, there is a second front door that is accessed from the sitting room. A step leads up to the kitchen with further flagstone flooring, ceiling timbers, leaded windows to the front aspect and stable door to the garden. A brace and latch door from the kitchen opens to a second staircase which rises to the first floor. The kitchen is fitted with a variety of bespoke shaker style cupboards and drawers with Belfast sink and wooden work tops over. Fitted appliances include an oiled fired Aga with two hot plates, Neff electric hob, fridge, freezer and space for a washing machine and dishwasher. Flagstone flooring continues from the kitchen through to the dining room, which also features exposed ceiling timbers along with fitted shelves and cupboards either side of an ornate feature fireplace with log burner inset. There is a further window seat which mirrors the seats in both the kitchen and dining room.





## First Floor

A spacious split-level landing with window over features exposed timbers and a useful storage cupboard. A further staircase rises to the second floor and attractive wood flooring extends throughout the landing and into the bathroom. The master bedroom has further ceiling timbers and windows overlooking both the front and rear aspects affording plenty of natural light. There are further exposed timbers to the wall and original storage cupboards to one wall, attractive wooden window shelves to both windows, along with a Victorian style feature fireplace with pretty tiled hearth and wooden surround. Adjacent is a bathroom which is fitted with a bath with Victorian shower over, WC, wash hand basin inset into a vanity unit and storage cupboard with shelving. Next to the bathroom is a recently re-fitted shower room with attractive tongue and groove panelling with picture rail over, Victorian style pedestal wash hand basin, corner shower enclosure, WC and a Victorian style heated towel ladder. There is a further double bedroom to the first floor with feature fireplace and window overlooking the front aspect.

## Second Floor

Stairs rise to the middle of three spacious double bedrooms all with floor level windows to the front aspect, part vaulted ceilings, A frame timbers and exposed beams painted in pale green. The middle room is currently used as a playroom with attractive panelling to the walls and doors leading off to the two bedrooms at either end of the property.

## Outside

To the front of the property there is attractive box hedging. A double garage is accessed from Lauds Road, in front of which is a gravelled area which offers further off-road parking. A pathway to the side of the garage leads to a wrought iron gate providing access to the rear garden, which is mainly laid to lawn with a gravelled path leading alongside the lawn and leads to large gravelled area directly to the rear of the property, with original well and two outbuildings, one of which houses the oil tank, whilst the other is ideal for storage. A paved patio area houses a lovely pergola with pitched and tiled roof, providing a wonderful space for outdoor dining and entertaining. There are mature planted borders and established trees including a large Silver Birch and an apple tree, as well as established hedging which create a distinct private feel to this delightful garden. The rear is fully enclosed by brick-built walls and mature screening.





## Agents Note

The garage is owned by the property. The driveway leading to the garage is owned by the neighbouring property over which Hunters Gap has right of access. The property has permission to park a vehicle directly in front of the garage in a way which does not impede access to the neighbouring property. There is a restriction on vehicles such as caravans or trucks parking on the driveway.

## Viewing

Contact [Tel:01788-564666](tel:01788-564666).

## Fixtures and Fittings

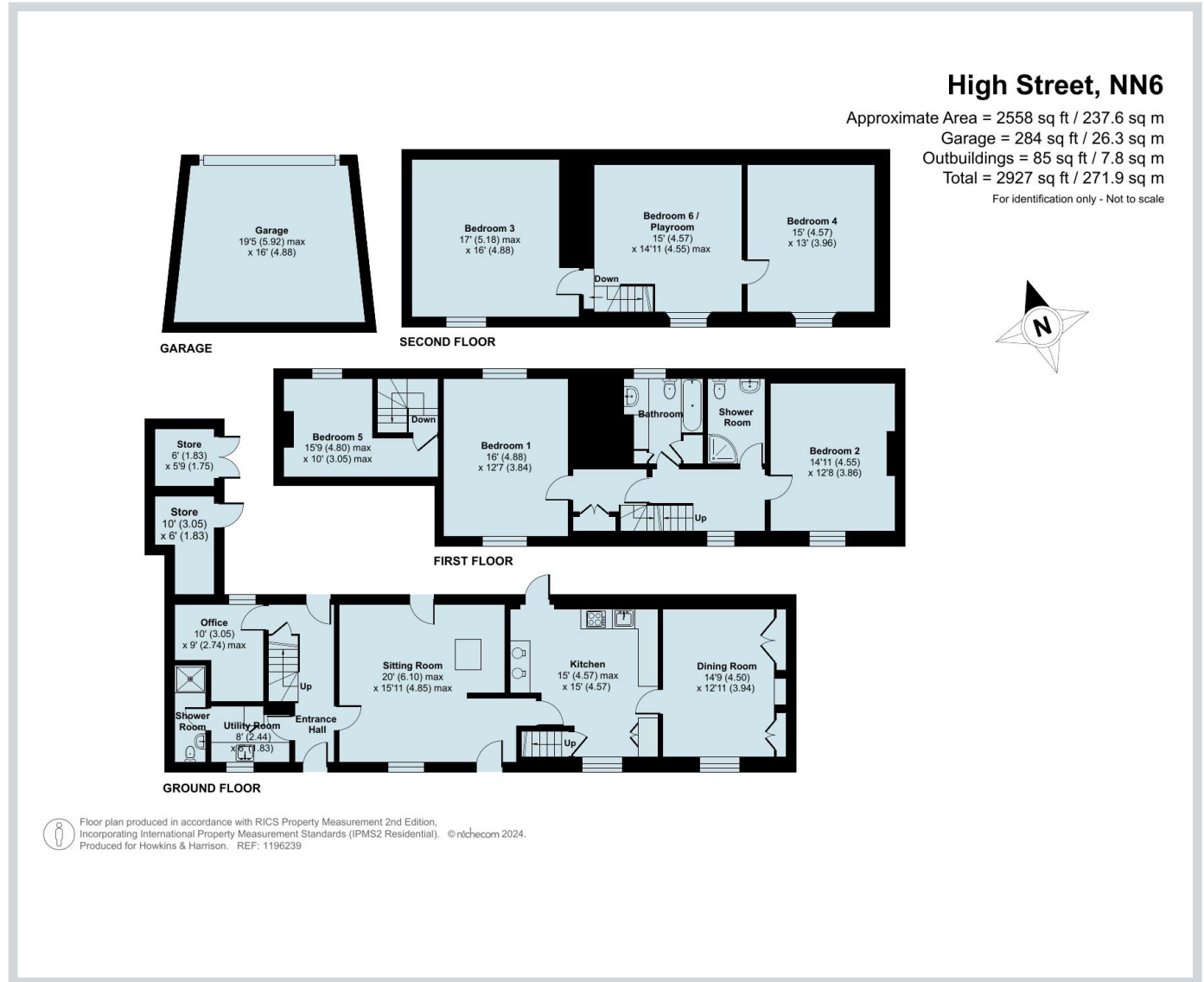
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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. Tel:0300-126700.  
Council Tax Band – E.



## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.

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.