



Home Close, 37 Main Road, Crick, Northamptonshire, NN6 7TU

HOWKINS &
HARRISON



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Northamptonshire,
NN6 7TU

Guide Price: £1,100,000

Nestled in the heart of the sought-after village of Crick, this beautifully presented Grade II listed Northamptonshire stone property offers five/six bedrooms. It includes a separate two-bedroom annex, outbuildings, and a generous enclosed rear garden. Dating back to the 17th Century, the property was formerly four individual houses now boasts over 5,000 sq feet of accommodation on a plot of nearly half an acre. It is rich in character and original features.

Features

- Sought after village location
- Five/six bedrooms
- Over 5,000 sq feet of accommodation
- Exposed beams and original features
- Wood burners and inglenooks abound
- Separate dining room
- Snug
- Laundry room
- Downstairs bathroom and separate cloakroom
- Four bathrooms, two being en-suites
- Two-bedroom self contained annex (currently a profitable AirBnB)
- Workshop with attached summer house
- Generous rear garden
- Fabulous courtyard, ideal for outdoor entertaining



Location

Crick is a picturesque village set within the rolling Northamptonshire countryside, located six miles east of Rugby. Home Close is situated in the heart of the village, within a conservation area. The village offers a variety of local amenities, including a popular deli, café, supermarket, post office, several public houses, a garden centre, and a well-regarded primary school. Secondary schooling is available at Guilsborough and Houlton, with grammar schools such as Rugby High School and Lawrence Sheriff School. There is also a good selection of independent schools nearby, including Spratton Hall, Maidwell Hall, Bilton Grange, Princethorpe, Rugby School, and Coventry Foundation Schools. Crick is set on the Grand Union Canal and features a large marina that hosts the annual National Boat Show, which is always well attended. The village offers regular bus services to Rugby and Northampton and is well-positioned for commuters, thanks to excellent access to motorway and trunk road networks. Both Long Buckby and Rugby train stations are nearby, with Rugby railway station offering frequent fast train services to London Euston in just under 50 minutes and Birmingham New Street in just under 40 minutes.



Ground Floor

The entrance hall features original 17th-century flagstone flooring and exposed timbers, providing access to the ground floor accommodation and one of three staircases. The cosy snug boasts oak flooring, dual aspect windows overlooking the village green, a Victorian-style radiator, and a window seat that complements the wainscot panelling. It also includes a bespoke corner cupboard and a fireplace with tiling and a decorative cast iron inset. Adjacent to the snug is a beautifully fitted ground floor bathroom with a wash basin, low-level WC, limestone tiled shower cubicle, heated towel rail, and original flagstone floor. The dining room offers further character with bespoke window seats below the dual aspect windows and an impressive Inglenook fireplace with a wood-burning stove, designed with shelves and seating on either side. From the dining room, doors lead to the inner lobby and large drawing room, which has beautiful views of both the front and rear of the property. The drawing room features impressive ceiling timbers, an old Inglenook fireplace at one end with a niche window, and another fireplace with a timber mantle, raised hearth, and contemporary Jotul log burner at the other end. The front windows have bespoke shutters, and a latched door provides access to the first floor via a staircase. A stable door leads to the courtyard. An inner hall with flagstone flooring, accessed from the dining room, has brace and latch doors leading to a storage cupboard, another staircase, and the kitchen/breakfast room. The superb deVOL kitchen is the centerpiece of the house, constructed with bespoke hand-built units and white Silestone work surfaces, complemented by a large island unit. Integrated appliances include a white Aga, two dishwashers, fridge, freezer, and a boiling tap with chilled, filtered, and sparkling water. Bifold doors open to unite the kitchen and courtyard, allowing sunlight to stream in. The adjacent kitchen dining/breakfast area features an English limestone floor, windows overlooking the courtyard and side aspects, and seating built into the Inglenook. Throughout the kitchen/breakfast room, there are exposed timbers, whitewashed brickwork, shelving, and a double Belfast sink. Off the kitchen/breakfast room is an impressive laundry room with cobblestone flooring and a bank of wall-to-ceiling cupboards. The laundry room includes a large island unit with cupboards and drawers, a bank of bespoke units housing the central heating boiler and hot water cylinder, and bespoke housing for an American-style washing machine and tumble dryer with vents. Double doors open to the courtyard area, and a single door leads to the rear garden.





First Floor

The first and second floors of the property feature five/six double bedrooms, accessible via three staircases leading to separate wings of the house. The very large master suite, located in what was once an old barn, boasts a large window overlooking the rear garden and original exposed beams dating back to the 19th century. High-quality oak flooring runs throughout the master bedroom, which includes a spacious dressing room area with a hanging rail and oak flooring. The hallway features a low-set window and a latched door leading to the ensuite bathroom. This beautifully fitted ensuite includes Travertine flooring, a shower cubicle, exposed ceiling beams, a low-set window, and his and hers wash basins with deVOL cabinetry. Additional features include two shaver points, heated illuminated mirrors, and a heated chrome towel rail. Along the landing, an attractive window seat overlooks the courtyard. A double bedroom offers views over the village green and includes two built-in wardrobes. To the front of the property, latched doors lead to the first-floor study/bedroom 6, which features exposed panelled timbers, original ceiling beams, a window overlooking the frontage, and an original fireplace. A door from the study leads to the second landing, providing access to a large double bedroom at the front of the property with exposed ceiling timbers and views down Main Road. Adjacent to this bedroom is the family bathroom, fitted with a white suite that includes a panelled bath with shower and shower screen, wash basin with deVOL cabinetry, low-level WC, and a window to the side aspect. Bedroom two features exposed ceiling timbers, a window seat overlooking the frontage, and a window to the rear. A latched door from this bedroom leads to the third landing, which has stairs leading down to the sitting room and another staircase leading up to the second-floor attic. This landing includes a window to the front and a latched door providing access to a shower room with Travertine tiled shower, exposed ceiling timbers, a window to the rear, and his and hers wash basins with bespoke deVOL cabinetry. The staircase to the upper floor leads to a further landing with a Velux roof window to the rear. This landing includes a built-in wardrobe and a door leading to a fantastic bedroom with views of the garden and exposed A-frames.





Annex

The Annex is a delightful retreat located within the courtyard, accessed through a frosted door that opens into a spacious sitting room. This cozy space features frosted privacy windows to the side elevation, creating a serene atmosphere.

The heart of the Annex is its stunning kitchen, designed to be both beautiful and functional. The centerpiece is a large island unit with elegant quartz work surfaces and a convenient breakfast bar, perfect for casual dining and entertaining.

This kitchen is equipped with top-of-the-line appliances, ensuring a seamless cooking experience. It features a Neff hide and slide oven with a steam oven, ideal for preparing gourmet meals. Above the oven, you'll find a built-in Neff microwave, adding to the kitchen's versatility. The built-in fridge and freezer provide ample storage for fresh ingredients. For those who love to cook, the electric professional Aga Rangemaster oven and hob, complete with an extractor hood, offer precision and reliability. The adjoining grey units house a built-in Bosch dishwasher and a built-in washer/dryer, making clean-up effortless. The twin sink with tap and a boiling tap that provides chilled and filtered water add to the kitchen's convenience.

An inner hall, accessed from the sitting room, leads to a spacious boiler room. Sliding doors open to a cloakroom fitted with a chrome heated towel ladder, a white high gloss vanity unit with an inset wash hand basin, a mirror above, and metro-style tiling. The galleried landing, with a Velux window above, has a door leading to a bedroom currently used as a first-floor sitting room. This room features oak wood effect flooring, frosted windows facing the courtyard, and a Velux window in the ceiling. Doors lead to a further double bedroom and a bathroom, which is beautifully fitted with metro-style tiling, a chrome and glass shower enclosure, WC, white high gloss vanity unit with drawers, wash hand basin, and a chrome heated towel ladder.

There is underfloor heating throughout the ground and first floors and the property could offer a considerable rental income but if desired could be the perfect annex for an independent relative or the ideal work from home office.





Outside

The front of the property is adorned with charming flower borders and a low-level Northamptonshire stone wall. Beyond this, a spacious block-paved drive provides ample parking for numerous vehicles. Double wooden gates, with a pedestrian gate to one side, lead to a large block-paved and pebbled courtyard. This versatile space offers additional off-road parking if needed but also serves as an ideal outdoor dining and entertaining area, ensuring privacy and seclusion. A pathway extends from the courtyard, passing an outbuilding perfect for storage, with a log store to one side. This path leads to a workshop with an attached oak and glass-framed summer house/garden room. The summer house features exposed brickwork internally, creating a lovely, private room to sit and enjoy the garden in peace. The rear garden is a tranquil haven, mainly laid to lawn, with raised sleeper-edged beds planted with a variety of shrubs and flowers, including Honeysuckle and Lavender. The front of the lawn is bordered by a low-level brick wall with central curved steps leading from the courtyard. A combination of attractive Northamptonshire stone, close board fencing, and mature trees provides excellent screening, ensuring a high level of privacy and creating a serene, secluded retreat.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

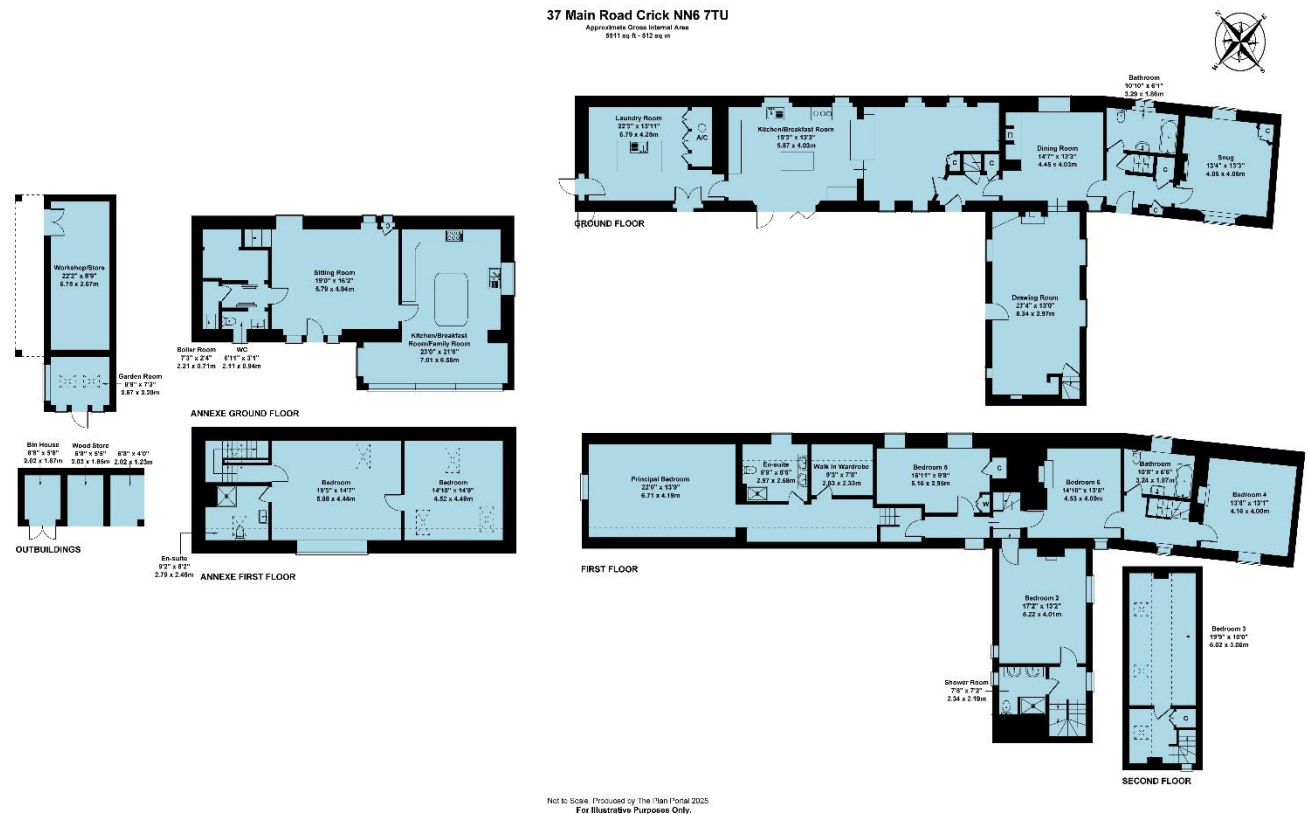


Strictly by prior appointment via the agents Howkins & Harrison on Tel:01788-564666.

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.

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.

West Northamptonshire Council - Tel:0300-126700. Council
Tax Band - G.



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.

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