



69 High Street, Long Buckby, Nr Daventry,
Northamptonshire, NN6 7RE

HOWKINS &
HARRISON

69 High Street, Long Buckby,
Nr Daventry, Northamptonshire,
NN6 7RE

Guide Price: £350,000

A rare opportunity to acquire a detached stone and brick Grade II listed property close to the centre of this popular village. The property is constructed in stone and dates from 1725, with a later brick built two story addition. This was originally a workshop and incorporated into the main house a number of years ago. The stone part of the property features two reception rooms and two double bedrooms with many period features including a cellar. The brick addition on the ground floor has a further open plan kitchen/living area and ground floor shower room. The first floor is a single light and airy room with vaulted ceiling and quadruple aspect windows. Outside is a detached garage with three phase electricity and parking, together with connected timber workshop and there is also a courtyard garden.

Features

- Grade II listed detached stone and brick cottage
- Two main reception rooms and open plan kitchen/living area
- Two double bedrooms, ground floor shower room
- Further first floor reception room/studio with vaulted ceiling
- Off road parking for two cars
- Detached garage with three phase electricity
- Good size barrel vaulted cellar
- Timber workshop and enclosed courtyard garden
- Village location with train station



Location

The village of Long Buckby is midway 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 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 is a medical practice, two dentists, library and three pubs in addition to three active churches.



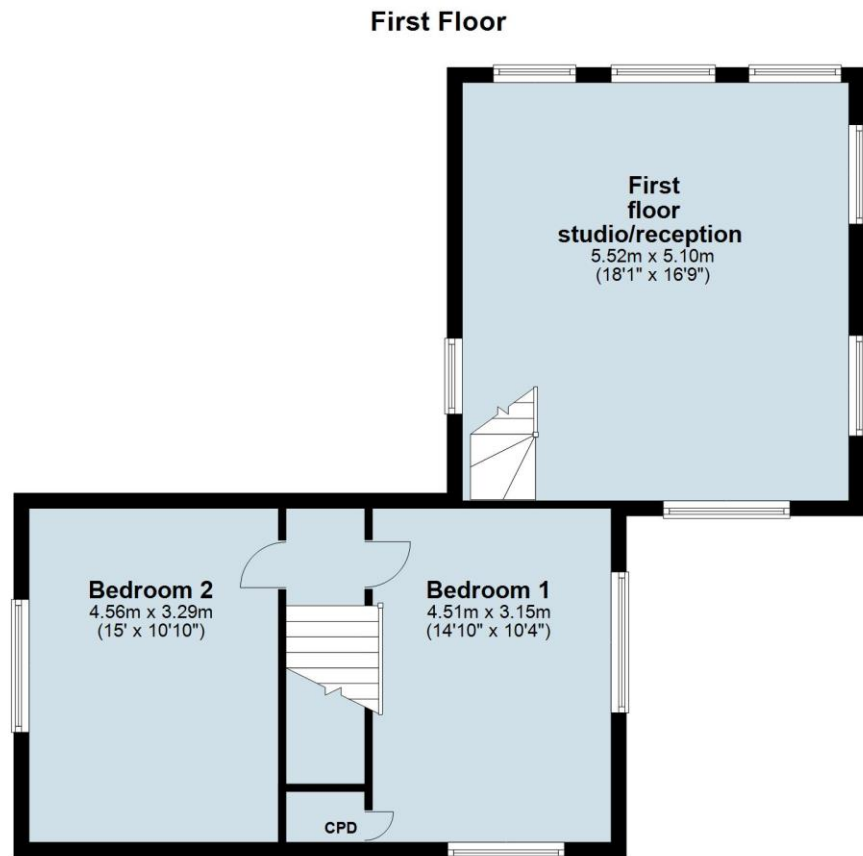
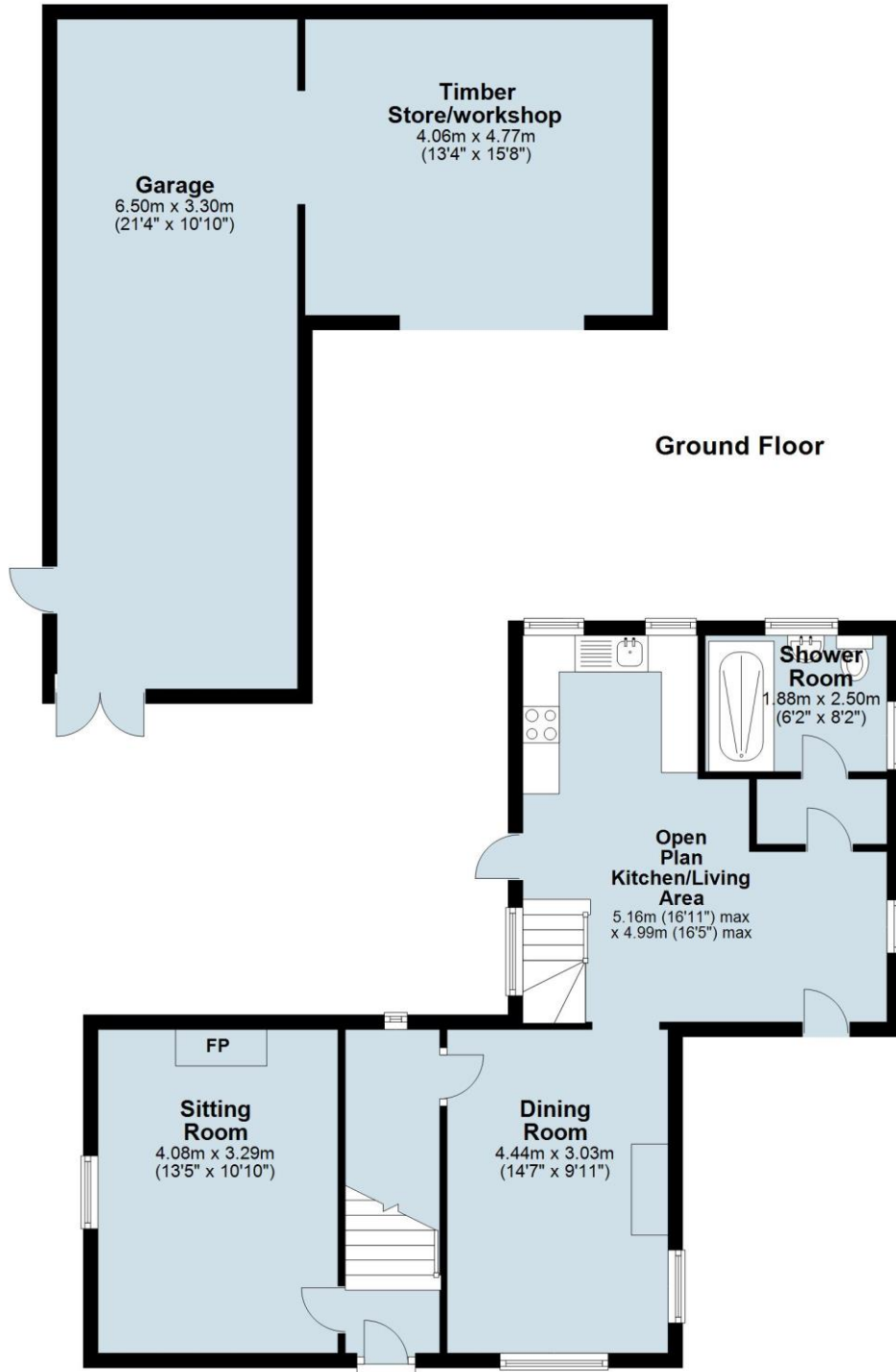
Ground Floor

The entrance hall has stairs to first floor and doors to both reception rooms. The sitting room has window seat to the front, feature fireplace and exposed timbers. The dining room has dual aspect windows, fireplace and cupboard under the stairs. A doorway leads into an open plan kitchen living area. The kitchen area has a range of fitted cabinets, work surfaces and integrated oven and hob. There is plumbing for a washing machine. The living area has dual aspect windows, a hatch leading to the barrel vaulted cellar and open tread stairs to the first floor. A door leads to the rear. The shower room is fitted in a suite comprising WC wash basin and walk in double shower cubicle with glass screen.

First Floor

The main stairs rise from the entrance hall to a small landing with exposed timbers. The master bedroom has dual aspect windows, wide (approx..11 inch) exposed timber floors and walk-in wardrobe. The second bedroom features exposed "A" frame and a window to the front with window seat.

The second staircase rises from the open plan area and leads into a superb open plan studio/reception room. There is a high vaulted ceiling, windows to all four sides.





Outside

To the rear of the property is parking for two vehicles standing in front of the garage. A path wraps around the property and there is a small terrace adjacent to the rear door. A gate leads into the enclosed courtyard garden.

Garage

A detached garage with double doors to the front and personal door to the side. The garage has phase three electricity connected and an opening at one end leads into a substantial timber store/workshop.



The property is constructed in stone and dates from the 18th Century with a later brick built two story addition.





Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01327-316880.

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
Angel Street
Northampton
[Tel:0300126700](tel:0300126700)

Council Tax Band – C

GRADE II LISTED



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.



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