



New Chappells Barn
High Street | Crick | Northamptonshire | NN6 7TS

SELLER INSIGHT

“It was the character of the house – not too large or too small – the quietness, sense of privacy, and lovely views to the rear that attracted us to New Chappells Barn,” say the owners of this delightful property. “The location is also excellent, with good village amenities, yet it is not far from Northampton, Rugby, and Daventry, as well as railway stations at Rugby and Long Buckby.”

“Chappells Farm was an old set of farm buildings dating from before the 20th century, located right on the High Street in the heart of the village of Crick. In 1998, the site was bought and reconstructed into a set of three properties: the farmhouse, a new cottage and our barn. All three properties share a gravel drive,” explain the owners. “It’s a unique property, still in remarkably good condition 27 years after its original conversion in 1998 – so much so that we’ve not made any major alterations.”

“Each room in the house has its own unique character, and we love them all. One of the standout features is the large windows at the front of the barn, which rise all the way up to the first-floor galleried landing – it’s truly a sight to see.” The house is perfect for entertaining. We have a large dining table on the very spacious ground floor, and the kitchen provides ample space for gathering with family and friends. It’s a wonderful home for hosting and making memories.”

“We love our landscaped garden at the rear, which is laid out as an L-shaped lawn with established, flowing shrubs and trees, including acers, silver birches, and a yucca plant. The patio is lined with York stone, adding to its charm. The garden is quite private, mostly not overlooked by any neighboring properties, which makes it a peaceful retreat,” say the owners. “One of the things we appreciate most is that the rear garden faces south/southwest, giving us plenty of light and sunshine during the summer months, along with beautiful sunsets on clear days. It’s a wonderful space to relax in during the spring, summer, and autumn months – we truly enjoy spending time out there.”

“We have lovely neighbours whom we get along well with, and we help each other out from time to time. There’s a real sense of community, which we appreciate. It’s a nice mix of people, and we feel fortunate to have such good people around us.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

New Chappells Barn

New Chappells Barn is a beautifully presented non listed barn conversion combining traditional features with an open plan style with superb living space. This is a rare opportunity to acquire a barn conversion with solar panels located in the heart of sought after Crick and just a few minutes' walk to the local amenities. New Chappells Barn stands in southeast facing walled landscaped gardens that are private and a real sun trap.

Built in brick and stone with a slate roof, its rooms are light and spacious with exposed brick walls and beams. It enjoys a secluded location and is set well back from the road with a driveway leading to a lovely courtyard and parking area with access to the garage. The rear garden is a real sun trap, with a terrace, lawns and mature specimen plants and flowerbeds.

A full double height glazed front door opens into a bright and welcoming entrance hall which opens into the reception areas, on the left a staircase leads to the galleried landing above. The central area of the ground floor is a bright dining hall with a beamed ceiling and French doors to the rear opening to the garden, immediately on the right is the main sitting room again with beams, windows looking onto the front and rear gardens, an exposed brick fireplace with wood burner. On the left of the dining hall is a further sitting room/snug again with beams a superb brick fireplace with wood burner and a bright aspect overlooking the rear garden. The kitchen/breakfast room is a lovely bright room flooded with natural light and overlooking the courtyard and the garden. It is fitted with a range of wall and floor units with integrated appliances and space for a family breakfast table.

To the left of the entrance hall is a ground floor double bedroom (currently used as an office) with two windows overlooking the courtyard an en suite shower room plus a guest cloakroom. On the first floor a large mezzanine landing overlooks the front courtyard and leads to the main bedroom with en suite which is at the front of the barn. There are a further two double bedrooms overlooking the rear garden and a family bathroom.

Outside the rear garden is a real sun trap, with a southeast facing aspect, there is a paved terrace, two lawns, mature trees, shrubs and flowerbeds. There is a covered and sheltered seating area leading to a separate utility room and store. To the front is a shared access driveway leading to a lovely forecourt and parking area with access to the garage.

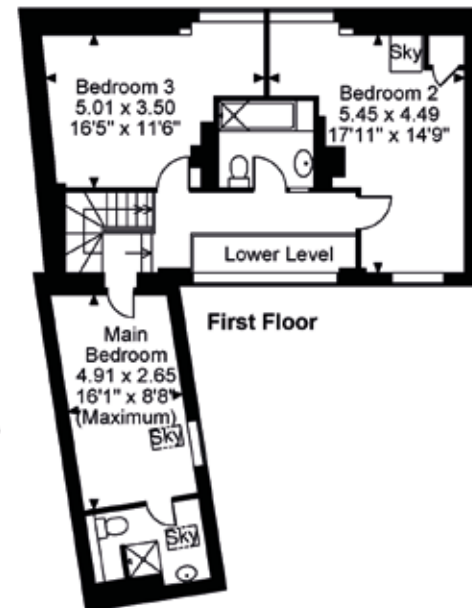
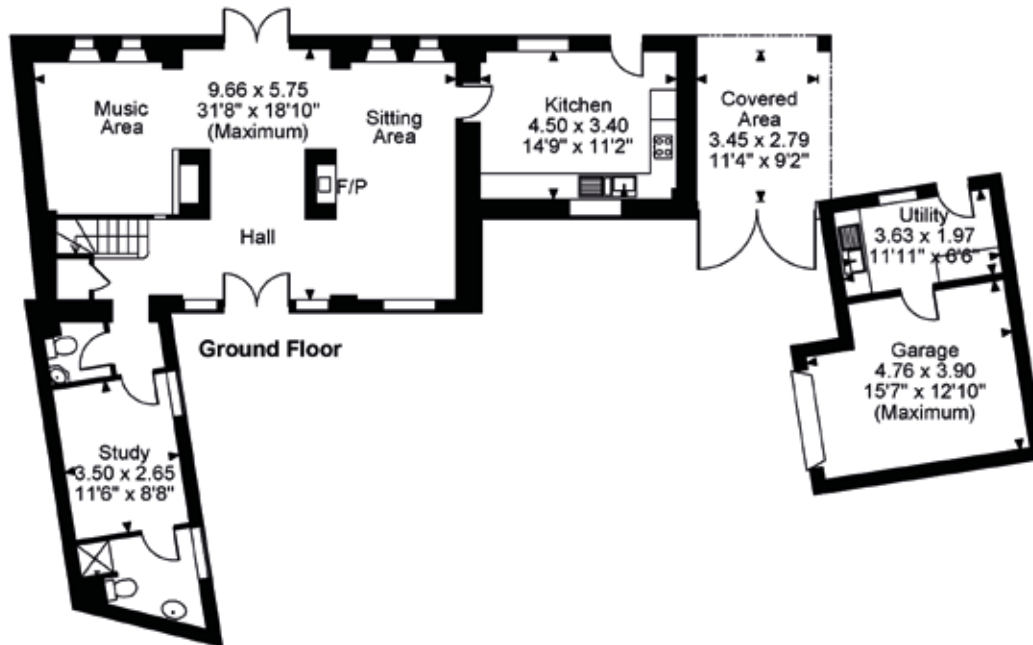
Crick is a pretty village set within rolling Northamptonshire countryside, some six miles East of Rugby. Within the village itself, local amenities include a very popular deli, café, supermarket, post office, several public houses, garden center and a well-regarded primary school. There is excellent access to the motorway and trunk road networks and 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.







New Chappells Barn, High Street, Crick
Approximate Gross Internal Area
Main House = 1657 Sq Ft/154 Sq M
Garage/Utility = 270 Sq Ft/25 Sq M
Covered external area = 115 Sq Ft/11 Sq M
Total = 1927 Sq Ft/179 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Tenure: Freehold
Council Tax Band: F

Guide price £650,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





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