

www.richardgreener.co.uk

T: 01604 230222 F: 01604 232627

9 Westleigh Office Park, Northampton, NN3 6BW

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



The Shoulder of Mutton 1a High Street, Crick, Northampton, NN6 7TS

The Shoulder of Mutton 1a High Street, Crick, Northampton, NN6 7TS

A substantial 17th Century stone and brick former public house with a detached one bedroom cottage on the grounds situated in the heart of the popular Northants village of Crick. The accommodation comprises entrance hall, inner hallway, cloakroom, study, lounge, dining room, kitchen/breakfast room and utility room. To the first floor there are four double bedrooms with ensuite bathroom to bedroom one and a shower room. Outside there is a driveway giving off road parking and leading to the gardens set behind wooden centre opening gates. There is also a one bedroomed cottage with garden currently with a tenant in situ at the bottom of the garden. The property retains main character features including fireplaces, window seats and ceiling beams.

Price £450,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

6'3 x 5'4

Enter via original front door, wall lights and door to:-

INNER HALLWAY

13'9 x 7'3

Three double storage cupboards with storage above and doors leading to:-

CLOAKROOM

Suite comprising WC, wash hand basin, wooden double glazed casement window with obscure glass to the side.

STUDY

15'0 x 9'4

Three wooden double glazed casement windows to the front, wall lights, original beams and radiator.

LOUNGE

14'3 x 13'9

Four wooden double glazed casement windows to the front, log burner with tiled hearth and brick and stone surround, wall lights, original beams, original wooden wall panelling and stairs to first floor. A door leads to:-



DINING ROOM

13'5 x 12'6

Three wooden double glazed casement windows to the side, open fire with cast iron grill, tiled hearth and stone surround with wooden mantle, wall lights, original beams, storage cupboard and door to:-



KITCHEN/BREAKFAST ROOM

17'2 x 14'3

Fitted with a range of base and eye level units, wooden worktops, single sink and drainer with chrome mixer tap, built in oven and grill, five ring gas hob, extractor, fridge/freezer, dishwasher, Aga cooker in fireplace, central island, four double glazed casement wooden windows to the side and window and door to the rear.

UTILITY ROOM

13'8 x 8'7

Fitted with a range of base and eye level units, modern worktops, double butler sink with chrome mixer tap, washing machine, oil fired floor mounted boiler, tiled flooring, wooden double glazed casement window with obscure glass to the side. A door leads to the inner hallway.

FIRST FLOOR

LANDING

Loft access, large under eaves storage cupboard, further storage and doors to:-



BEDROOM ONE

17'6 x 8'4

Two wooden double glazed casement windows to the side, original fireplace, radiator, dressing area with built in double mirrored wardrobes and door to:-



ENSUITE

10'0 x 6'3

Suite comprising WC, wash hand basin in vanity unit with storage below, corner bath with shower, curtain and rail, towel radiator, tiled splashbacks and wooden double glazed casement window to the rear.



BEDROOM TWO

12'9 x 11'3

Two wooden double glazed casement windows to the side and radiator.



BEDROOM THREE

14'8 x 12'3

Two wooden double glazed casement windows to the front, radiator and fireplace.

BEDROOM FOUR

14'3 x 11'1

Two wooden double glazed casement windows to the front and radiator.

SHOWER ROOM

7'8 x 6'6

Suite comprising WC, wash hand basin, double shower cubicle with glass door, shower, tiled splashbacks, towel radiator, extractor and wooden double glazed casement window to the rear.

OUTSIDE

DRIVEWAY

The driveway gives undercover off road parking and leading to two wooden centre opening gates.

COURTYARD AND DRIVEWAY

With further off road parking and leading to the garden.

REAR GARDEN

Mainly laid to lawn with two brick outbuildings, mature bushes and trees and oil tank. The rear garden is enclosed by wood panel fencing and stone and brick walling and enjoys a sunny aspect. A pathway leads to 1B High Street, Crick.

1B HIGH STREET

A detached cottage in the grounds of The Shoulder of Mutton.



ACCOMMODATION

LIVING ROOM/KITCHEN

13'2 x 21'9

Open plan living room/kitchen. The kitchen area is fitted with a range of base and eye level units, modern worktops, stainless steel sink and drainer, cooker, extractor, space for washing machine, tiled splashbacks and boiler. Stairs rise to the first floor, radiator and there is a UPVC double glazed window to the front elevation.

FIRST FLOOR

BEDROOM

13'8 x 11'3

UPVC double glazed window to the front, radiator, built in cupboard and exposed roof timber.

DRESSING ROOM

7'5 x 6'5

A double glazed window to the front elevation and radiator.

BATHROOM

7'5 x 6'2

Suite comprising WC, wash hand basin in vanity unit with storage below, bath with shower, tiled splashbacks, chrome heated towel rail, tiled floor and UPVC double glazed window to the side.

OUTSIDE

The cottage comes with its own private garden and currently has a tenant in situ.

SERVICES

Main drainage, electricity and water. Heating is through an oil fired boiler.

COUNCIL TAX

West Northamptonshire Council

1a - Band E

1b - Band A

ENERGY PERFORMANCE RATING

1a - Current Rating - E

1b - Current Rating - D

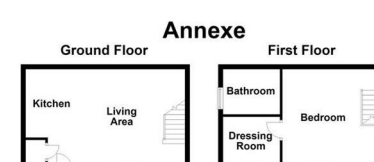
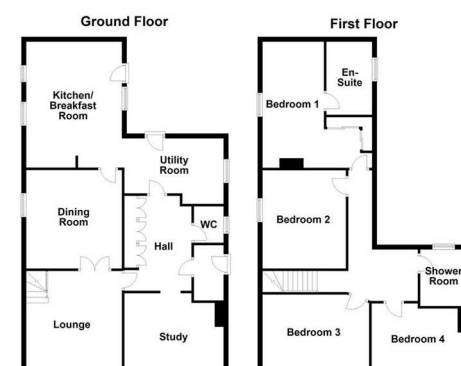
LOCAL AMENITIES

Crick is a village in north Northamptonshire and has a primary school, church, shops and public houses and is set on the Grand Union Canal with a large marina. Secondary schooling is available in Rugby and Guilsborough. Local private schools include preparatory schools Spratton and Maidwell, and public schools at Rugby, Oundle, Uppingham, Kimbolton, Stowe and Northampton School for Girls. The bypassed village has road links to both the A5 and M1 junction 18 with regular bus services to the towns of Northampton and Rugby.

HOW TO GET THERE

From Northampton town centre proceed in a north westerly direction along the A428 Harlestone Road signposted towards Rugby. Continue through Harlestone passing Althorp and the village of East Haddon and continue through the village of West Haddon. Continue onto the village of Crick and upon entering the village at the roundabout turn left onto the Main Road and take the second right onto the High Street where the property can be found on the left hand side.

DOIMB25062025/0102



Not to scale. For illustrative purposes only