



High Street
Long Buckby, Northampton





JACKSON
GRUNDY
ESTATE AGENTS

High Street

Long Buckby, Northampton, NN6 7RE

TOTAL AREA: APPROX. 301.56 SQ. METRES (3246 SQ. FEET)

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY.
STARTING BID & POUND; 350,000.

A CLASSIC RED BRICK FOUR BEDROOM PERIOD PROPERTY WITH CHARACTER FEATURES INCLUDING MOSAIC AND QUARRY TILED FLOORS, FIREPLACES AND MORE. THERE IS A WONDERFUL FORMER ARTIST'S STUDIO THAT COULD BE ADAPTED FOR A VARIETY OF USES. THE PROPERTY WAS FORMERLY THE VILLAGE SHOP AND VILLAGE HALL AND COULD BE FURTHER DEVELOPED OR SPLIT SUBJECT TO PLANNING PERMISSION OR JUST KEPT AS A FAMILY HOME.



Auction guide price of £350,000 Freehold



THE PROPERTY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000.

A classic red brick four bedroom period property with character features including mosaic and quarry tiled floors, fireplaces and more. There is a wonderful former artist's studio that could be adapted for a variety of uses. The property was formerly the village shop and village hall and could be further developed or split subject to planning permission or just kept as a family home.

The property is just a short walk away from the many village amenities including the railway station with direct links to London (just over an hour) & Birmingham.

It has a hall with a lovely mosaic floor, sitting room with open fireplace, wood floor and panelling, dining room and lounge, large kitchen / breakfast room with quarry tiled floor and a study with French doors to the garden. The cellar has a storage area and WC, there is further WC on the ground floor accessed via a covered walkway linking up the house to the studio and associated rooms, one of which was a stable featuring a Belfast sink.

The former studio can be access through the main house or from a separate entrance from the street. Measuring 15'11 x 26'9 it has a vaulted ceiling and mezzanine storage area.

Stairs rise to the first floor landing and a second set of stairs lead from the main bedroom to the kitchen. There are three further good size double bedrooms and a bathroom.

The private large walled rear garden is very established and has a variety of trees, bushes, plants and flowers. There are two garden stores.

EPC Rating D. Council Tax Band D.

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.





LOCATION

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only two miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away although there are other secondary school options in nearby Daventry. In addition to various sporting and social clubs, the village has C of E, Baptist, United Reform and Roman Catholic churches and a very good range of shops and services including small supermarkets, chemist, butcher, hairdresser, estate agent, public houses, restaurants, take away foods, medical practice, dentist and library.



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

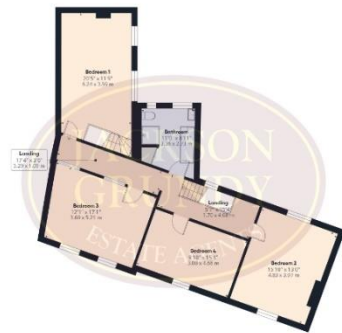
TOTAL AREA: APPROX. 301.56 SQ. METRES (3246 SQ. FEET)



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 3246 ft²
 301.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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