



50 East Street, Long Buckby, Northampton, NN6 7RA

HOWKINS &  
HARRISON

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Northampton, NN6 7RA

Guide Price: £600,000

We are delighted to present this charming three/four-bedroom detached stone cottage, dating back over 400 years and lovingly retained within the same family for more than 50 years. Occupying an impressive plot of approximately  $\frac{3}{4}$  of an acre, the property also benefits from a substantial two-storey detached stable block, offering exciting potential for conversion into a home office, holiday let, or self-contained annexe, subject to the necessary planning permissions.

Offered to the market with no upward chain, this unique and character-filled home presents a wonderful opportunity for buyers with vision who are looking to create something truly special. We would be delighted to arrange a viewing and show you everything this remarkable property has to offer.

### Features

- A detached cottage which is to be believed to be over 400 years old
- Located on a plot which is approx.  $\frac{3}{4}$  of an acre
- A vast amount of potential
- Lived in by the same family for over 50 years
- Detached two storey stable block
- Three/four bedrooms
- Three/four reception rooms
- Ample off road parking
- Garage, greenhouse and polytunnel
- Offered with NO UPWARD CHAIN



## Location

Long Buckby is a thriving village in West Northamptonshire, midway between Northampton and Rugby and 4 miles east of Daventry. It includes the hamlets of Murcott and Buckby Wharf on the Grand Union Canal and is just 2 miles from the M1 (J18).

The village has its own railway station with direct services to London Euston (1.5 hours) and Birmingham New Street (1 hour). Education in the village includes Long Buckby Infant and Junior Schools, an outstanding nursery (Clarecroft), and several childminders. Local secondary options include Guilsborough Academy, Northampton School for Boys and Girls, Lawrence Sheriff, and Rugby High.

The village offers a range of shops and services, including a library, pharmacy, artisan bakery, delicatessen, butcher, small supermarkets, and gift shops. Residents can enjoy a variety of restaurants, takeaways, and pubs, while a local gym and numerous sports and community clubs cater to all ages. Long Buckby also benefits from a medical practice, two dental surgeries, three active churches, and a community centre hosting events and activities, giving the village a strong sense of community.



## Ground Floor

The property is approached via double timber gates leading to a generous driveway and courtyard area. Entrance is gained through UPVC double glazed French doors into a welcoming porch with quarry tiled flooring a panelled door provides access into the reception hallway with dual aspect UPVC double glazed windows, electric storage heater, built-in coats cupboard and stairs rising to the first floor. Doors led to the breakfast room and sitting room.

The cosy sitting room enjoys character features including exposed beams, wall light points, a striking stone fireplace with quarry tiled hearth and cast-iron multi-fuel burner, which also serves as the property's boiler. This room benefits from UPVC double glazed windows to both front and rear elevations, and has access out to the garden, stairs rising to the second floor.

A further versatile reception room, currently used as an additional bedroom but equally suitable as a study/snug. This room features exposed ceiling beams, electric storage heater, radiator and access to a cloakroom fitted with a low-level WC and wash hand basin. The breakfast room provides an ideal informal dining space and leads through to the fitted kitchen, which offers a range of wall, base and drawer units, built-in double oven, electric hob with extractor over, stainless steel sink with double drainer and plumbing for a dishwasher. A useful brick-built lean-to/utility area provides additional storage and plumbing for a washing machine, with direct access to the courtyard.





## First Floor

To the first floor, the landing gives access to three bedrooms and the shower room. Bedroom one benefits from a radiator and staircase leading down to the sitting room, while bedroom two showcases exposed beams. Bedroom three is currently utilised as a home office with rolltop work surfaces and shelving. The shower room comprises a three-piece suite including walk-in shower cubicle with power shower and sliding glazed doors, pedestal wash hand basin and low-level WC, together with an airing cupboard housing the hot water cylinder.

## Outside

Externally, the property truly excels. The extensive gardens are mainly laid to lawn with established shrubs, mature trees including fruit trees such as plum, apples, and a walnut tree. A fig tree, nectarine tree and grapevine further enhance this idyllic outdoor space. There are raised beds two former vegetable patches, greenhouses and polytunnel. . The garden enjoys an exceptional degree of privacy and backs directly onto open farmland.





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

### Fixtures and Fittings

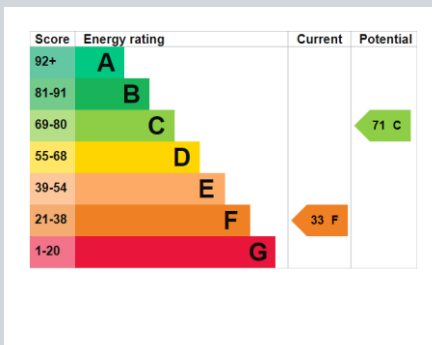
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

### 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 Tel:0300-126700  
Council Tax Band – E.



### Howkins & Harrison

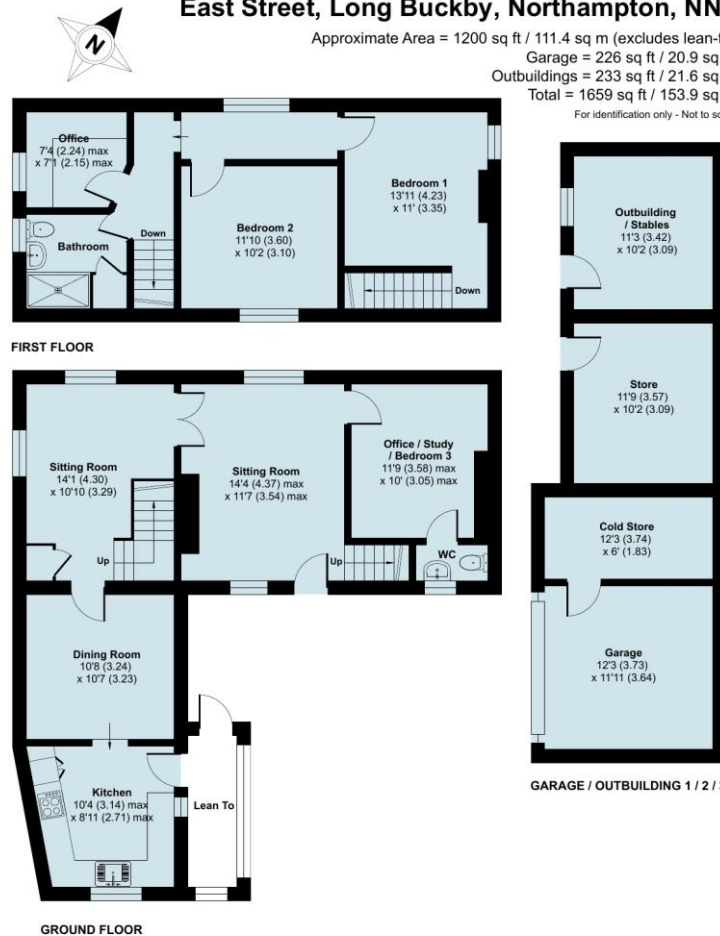
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## East Street, Long Buckby, Northampton, NN6

Approximate Area = 1200 sq ft / 111.4 sq m (excludes lean-to)  
Garage = 226 sq ft / 20.9 sq m  
Outbuildings = 233 sq ft / 21.6 sq m  
Total = 1659 sq ft / 153.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2026. Produced for Howkins & Harrison. REF: 1457582

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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