

# Property Details

Thatch Cottage, 23, Main Road,  
Crick, Northampton, NN6 7TU

Guide Price **£400,000**



# Property Photos

Thatch Cottage, 23, Main Road, Crick, Northampton, NN6 7TU



Creation Date  
**24/02/2026**

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# Property Floor Plans

Thatch Cottage, 23, Main Road, Crick, Northampton, NN6 7TU

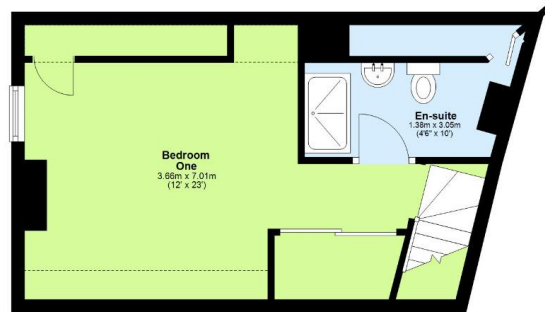
Ground Floor



First Floor



Second Floor



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# Property Info

Thatch Cottage, 23, Main Road, Crick, Northampton, NN6 7TU

## Property Type

House

## Property Style

Detached

## Bedrooms

3

## Bathroom

2

## Receptions

1

## Tenure Type

Freehold

## Floor Area

-

## Agency Type

Sole

## Parking

None

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Central, Oil

## Broadband

-

## Accessibility

-

## Restrictions

Listed Building

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

Guide Price

## Price

£400,000

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

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# Property Features

Thatch Cottage, 23, Main Road, Crick, Northampton, NN6 7TU

## Feature 1

Grade II Listed Thatched Cottage Dating Back To Circa 1690

## Feature 2

Three Bedroom Character Home With Period Features

## Feature 3

Private Mature Cottage Garden With Garden Room Home Office

## Feature 4

High Specification Character Interior

## Feature 5

Dual Aspect Lounge And Kitchen

## Feature 6

Flagstone Flooring, Oak Brace And Latch Doors, Exposed Beams

## Feature 7

Feature Fireplace And Exposed Beams

## Feature 8

Spacious Landing Ideal For Home Working

## Feature 9

Large Top Floor Main Bedroom With Ensuite

## Feature 10

Central Village Location In Crick (close To All Amenities)

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## Three Bedroom Detached Cottage For Sale in Crick, Northamptonshire

Three Bedroom Detached Cottage For Sale in Crick, Northamptonshire

Right in the heart of the village, Thatch Cottage is one of those homes that quietly tells a story before you even step inside. According to the Crick Historic Society, the property dates back to around 1690, originally forming two separate cottages before being combined in the early 20th century and later serving as a village sweet shop until the 1960s. Today, it blends centuries of history with carefully considered modern living.

Built from ironstone and limestone beneath a traditional thatched roof, the cottage has undeniable kerb appeal. The ridge of the thatch was renewed in 2023, with the main roof previously replaced around 15 years ago, offering reassurance alongside the character. Inside, the current owners have sympathetically improved the home while preserving everything that makes it special.

Its worth being clear from the outset: there is no off-road parking with this property however, there is plenty of street parking available right in front of the property.

### Inside The Cottage

An oak front door opens into a welcoming entrance hall where flagstone flooring immediately sets the tone. This continues through much of the ground floor, complemented by exposed beams, oak brace and latch doors and a warmth that you simply cannot recreate in newer homes.

Both the lounge and kitchen are dual aspect, allowing natural light to move through the house throughout the day.

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The sitting room is a wonderfully cosy yet surprisingly spacious space, centred around a feature fireplace designed for a wood burning stove. A bay window looks out to the front, while glazed doors open directly onto the garden, making it equally suited to winter evenings or summer afternoons. A cleverly hidden understairs cupboard provides useful storage without interrupting the character of the room.

The shaker style kitchen sits to the other side of the hallway and feels perfectly in keeping with the cottage. Beautiful cabinetry, wooden worktops, a Belfast sink and exposed brick fireplace for a range cooker create a practical but characterful heart of the home. A fitted bench and space for dining make this a sociable room, ideal for family life or entertaining.

Stairs rise to a generous landing, large enough to accommodate a dressing table or even a small home working area, something increasingly valuable today.

Two well-proportioned bedrooms sit on this level, along with a beautifully appointed family bathroom featuring a freestanding roll top bath, separate shower, tongue and groove panelling and traditional column radiator styling. It feels entirely in keeping with the age of the property while still being comfortable for modern living.

The top floor is given over to a superb main suite, tucked into the A frame of the cottage. Exposed beams, chimney breasts and eaves storage create a unique and characterful space complemented by a thoughtfully designed en suite shower room. There is excellent built-in storage here, making the space both attractive and practical.

To the rear sits a private cottage garden, mature and enclosed, offering a peaceful escape from the centre of the village. Flagstone paving provides seating areas for outdoor dining, while lawns and established planting soften the space beautifully.

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At the far end of the garden is a garden room with power and light, currently ideal as a home office or creative space, along with additional storage.

For anyone working from home, this separation from the main house works particularly well.

There is also an outside WC.

The heating system is approximately five years old and was last serviced in 2025, providing practical reassurance alongside the property's historic charm.

Homes like this rarely come to market in Crick, particularly those that balance authenticity with everyday usability so well. It is easy to imagine families growing into the space just as much as buyers seeking a character home with flexible working areas.

Crick is a sought-after village with a vibrant community spirit which stages many popular events, including an annual Scarecrow Festival and the Crick Boat Show (also held annually). It's the ideal village for families.

It offers the perfect village lifestyle with its many walks right on your doorstep, including Crack's Hill, Millennium Wood, and, of course, the beautiful Grand Union Canal.

You also have a local Co-op, Post Office, and a choice of three pubs (The Wheatsheaf, Royal Oak, and The Red Lion - all within walking distance.) Also, there is the Ex-Servicemen's Club (Crick Club,) which is a great place to have a drink.

Pickle and Pie (which is quite literally around the corner,) the local Deli, does a fantastic range of breakfasts and lunches to eat in or take away - perfect if you're working from home and want to nip somewhere for a coffee and a sandwich (their Scotch eggs are

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amazing, too, by the way!)

Crick also has many activity groups for the family, including Cubs and Scouts, football, cricket, cycling, and a local history group.

A lot of families move into Crick because it is a family-friendly village, and the surrounding schools are a huge attraction. Crick Primary School is a short, safe walk away, and there are many secondary schools within a few miles.

Most children of secondary age in the village attend Guilsborough School; however, the two highly regarded grammar schools, Lawrence Sheriff and Rugby High, are accessible through the Eleven-Plus examination. There are further state-funded alternatives, including Ashlawn in Hillmorton and the new secondary school at Houlton, to say nothing of the world-famous fee-paying Rugby School.

Crick is served by an excellent road network, being located within a couple of miles of Junction 18 on the M1 and only a few miles further from the M6 and the A14. Stations at Rugby and Long Buckby are both approximately seven miles away; they offer first-rate rail links to London and Birmingham.

If you're looking for space, practicality, and a proper family home in Crick, this one's definitely worth a look.

TENURE: Freehold

COUNCIL TAX BAND: D

EPC: N/A (Listed Property)

The approximate measurements for this property are as follows:

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## GROUND FLOOR

### LOUNGE

5.26m x 3.28m (17' 3" x 10' 9")

### KITCHEN / DINING ROOM

5.28m x 2.99m (17' 4" x 9' 10")

### GARDEN STUDIO

3.52m x 3.45m (11' 7" x 11' 4")

## FIRST FLOOR

### BEDROOM TWO

3.77m x 2.52m (12' 4" x 8' 3")

### BEDROOM THREE

3.70m x 2.42m (12' 2" x 7' 11")

### BATHROOM

2.93m x 2.54m (9' 8" x 8' 4")

## SECOND FLOOR

### BEDROOM ONE

7.01m x 3.66m (23' 0" x 12' 0")

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# Property Description

Thatch Cottage, 23, Main Road, Crick, Northampton, NN6 7TU

EN-SUITE

3.05m x 1.38m (10' 0" x 4' 6")

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