



The Grange, 19 East Street, Long Buckby, Northamptonshire, NN6 7RB

HOWKINS &  
HARRISON



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Long Buckby, Northamptonshire  
NN6 7RB

Offers In Excess Of: £700,000

We are delighted to bring to the market this well-presented Grade II Listed four-bedroom family home located in this vibrant village of Long Buckby. The property retains many characterful and original features to include quarry tiles, exposed beams, window and door shutters and stone fireplaces. Set over three floors the main accommodation consists, welcoming drawing room with picture bay window, dining room, kitchen/breakfast room with racing Green Aga. There are four double bedrooms with en-suite and Jack and Jill bathroom with a roll top bath.

Outside the established gardens host a wide selection of shrubs and trees. There is also a two-storey stable block with power and lights and has potential to convert into extra living accommodation (subject to necessary planning permissions).



## 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 Ground 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 area also offers a range of independent schools, such as Spratton Hall, Bilton Grange, Pitsford, Rugby School, Princethorpe College, Quinton House, Northampton High and Coventry School Foundation.

The village offers a range of shops and services, including a library, pharmacy, artisan baker, delicatessen, butcher 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 and a community centre hosting events and activities, giving the village a strong sense of community.



## Ground Floor

Entrance is gained via a stable door into a light and airy hallway featuring a vaulted ceiling. Velux window, quarry tiled floor, radiator, half-glazed door to the kitchen, and an original lever latch door to the inner hallway. Two steps lead down to the inner hallway, currently used as office space, with quarry tiled flooring and built-in cupboards with original doors. A lever latch door leads to the cloakroom, fitted with a two-piece white suite comprising low-level WC and pedestal wash hand basin, with tiled splash back, quarry tiled floor and part wood-panelled walls.

The drawing room is a particularly attractive reception space with a large picture bay window to the front and French doors with shutters to the side. There is a carved stone fireplace with cast iron wood burner, a built-in cupboard with display shelving to the alcove, original decorative cornicing and ceiling roses, deep skirting boards and a radiator. The dining room enjoys a window to the side with shutters, a built-in cupboard, radiator, quarry tiled flooring and a cast iron wood burner. Stairs rise to the first floor and a panelled door leads through to the kitchen/breakfast room, which can also be accessed from the hallway. The kitchen/breakfast room has a window to the side and is fitted with a range of hand-built base units with granite work surfaces. There is a twin Butler sink with chrome mixer tap, walk-in pantry with shelving, a cupboard housing the hot water cylinder, and a further storage cupboard which also houses the gas boiler. There is a plumbing for a dishwasher and washing machine, a racing green gas Aga, original quarry tiled floor, space for a dining table and chairs, an understairs storage cupboard with additional plumbing for a washing machine, radiator, recess spotlights and a garden Butler sink with cupboards beneath.





## First Floor

The first-floor landing features a radiator and a panelled door leading to a staircase rising to the second floor, with further panelled doors opening to the adjoining rooms.

The primary bedroom is a spacious and characterful room, enjoying an original sash window to the front with shutters, a radiator and fitted wardrobes to either side of the window. A panelled door leads to a Jack and Jill bathroom, fitted with a four-piece suite comprising low-level WC, vanity unit with inset circular wash hand basin with chrome mixer taps and storage beneath, a shower cubicle with MIRA power shower, and a roll-top freestanding bath with chrome shower mixer taps. The room is tiled to the floor and splashback areas and also benefits from a radiator and a window seat with a uPVC double glazed window to the side. A further door provides access back to the landing.

Bedroom two is a dual-aspect room with a corner window, fitted wardrobe and radiator. A panelled door leads to the en-suite which is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with shower over and glass screen, with tiling to splashback areas, a window to the side and a radiator.

Bedroom three has a window to the side and features a vanity unit with wash hand basin and cupboard beneath, a window seat, and a radiator. Character features include part exposed brickwork to the chimney breast, exposed ceiling beams and an original carved stone fire surround.

In addition, all ceiling downlights throughout the property are LED.





## Second Floor

The second floor landing provides a spacious area with room for furniture and a window to the rear enjoying far-reaching countryside views.

Doors lead to a cloakroom and bedroom four.

The cloakroom is fitted with a two-piece white suite comprising a low-level WC and wall-mounted wash hand basin.

Bedroom four is a particularly spacious and airy room with a Velux window to the side and a uPVC double glazed window to the front with window seat. Further features include a radiator and exposed original ceiling beams.



## Outside

The Grange is approached from East Street via block-paved driveway, which services the property and three neighbouring bungalows. The front garden is of a generous size and attractively landscaped, featuring a mature magnolia tree, a variety of established shrubs, and well-maintained lawned areas to either side of the driveway. Further off-road parking is available to the side of the property on a gravelled driveway, which continues beyond a five-bar timber gate opening into a courtyard area. This provides additional parking and access to both the front entrance and rear garden.

The gardens offer a high degree of privacy and are beautifully arranged, with a pathway leading into the main garden. Here, a shaped lawn is complemented by an abundance of mature trees, shrubs and deep, well-stocked flower beds. There is a paved patio to one side and an attractive reclaimed brick circular patio to the other, creating ideal spaces for outdoor seating and entertaining.

A wrought iron archway with a pathway beneath leads through to a second courtyard area, laid to gravel, which houses a greenhouse and provides access to the original stables, currently utilised for storage.



## Stables

The dormer stables are arranged over two storeys and offer considerable character and potential. The ground floor comprises three separate compartments, each accessed via individual doors. The first benefits from power, lighting and a sash window and an original cobbled floor. The central stable, also with power, features an open-tread staircase leading to a trap door accessing the first floor, along with an original cobbled floor, sash window and feeding trough. The third stable includes a sash window, power and lighting and a staircase rising to the first floor, which extends across all three sections.

The first floor enjoys a window to the side with delightful countryside views, exposed A-frame beams and power and lighting. A lever latch door leads into a further room with a sash window and fireplace. The stables offer excellent potential for conversion into additional accommodation, a home office, or annexe, subject to the necessary planning permissions.



## Features:

- A Grade II Listed four-bedroom family home
- Boasting character and original features throughout
- Drawing room with picture bay window
- Kitchen/breakfast room with Aga
- Good sized and established gardens to front and rear
- Two storey brick-built stables with power and light
- Off-road parking
- Walking distance to local amenities
- Located in a conservation area
- Offered with NO CHAIN



## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on 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](tel:0300-126700)

## Council Tax Band-G

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Howkins & Harrison

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### Approximate Gross Internal Area 2894 sq ft - 268 sq m (Excluding Outbuilding)

Ground Floor Area 1296 sq ft - 120 sq m  
First Floor Area 1059 sq ft - 98 sq m  
Second Floor Area 539 sq ft - 50 sq m  
Outbuilding Ground Floor Area 150 sq ft - 14 sq m  
Outbuilding First Floor Area 491 sq ft - 46 sq m  
Outbuilding Second Floor Area 305 sq ft - 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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