



Stonewalls, Brington Road Long Buckby, Northampton,
Northamptonshire, NN6 7RW

HOWKINS &
HARRISON

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Guide Price: £795,000

A charming three-bedroom barn conversion occupying a delightful rural setting on the fringe of this popular village and enjoying far-reaching views over rolling countryside and beyond. Rich in character and features, the property boasts exposed stone walls, timber floors, oak beams, quarry tiled flooring and a feature open fireplace. Set within approximately two acres of land, the property further benefits from paddocks, ample off-road parking and a detached stone and brick stable block with four stables and a tack room with planning permission for conversion into a two-bedroom annexe. Stonewalls has been lived in by the same family since it was originally converted.

Features

- Charming three-bedroom barn conversion
- Approximately two acres of land and paddocks
- Stunning views over rolling countryside
- Wealth of character
- Primary bedroom with views
- Two further bedrooms
- Detached stable block with four stables and tack room
- Planning permission for conversion of stable block into a two-bedroom annexe
- Sweeping gravel driveway and ample off-road parking
- Generous gardens with decked entertaining area



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 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 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 a glazed entrance door opening into a welcoming hallway, featuring a partially exposed stone wall, staircase rising to the first floor, and useful built-in understairs walk in storage cupboard. A square archway leads through to the sitting room, while a further door provides access to the impressive kitchen/breakfast/family room.

The characterful sitting room enjoys an abundance of natural light from windows to the front and large picture windows overlooking the rear. Features include exposed timber flooring, a window seat, exposed stone walls and a open fireplace creating a the focal point. A door leads through to a versatile office/snug, which benefits from exposed timber flooring, a rear-facing window and radiator.

At the heart of the home is the spacious kitchen/breakfast/family room, offering excellent space for both everyday living and entertaining. Four windows overlook the rear, with an additional window to the side and a stable door providing access outside. Character features include the quarry tiled floor, an exposed stone gable wall and exposed A-frame timbers to the ceiling. The kitchen is fitted with a range of base and drawer units complemented by roll-top work surfaces, a one-and-a-half bowl sink with mixer tap and tiled splash backs. There is space for a Rangemaster-style cooker and American-style fridge/freezer, together with plumbing for a dishwasher and washing machine.

First Floor

The first-floor landing features exposed timber flooring, a radiator and Velux window, with doors leading to all bedrooms and the family bathroom.

The primary bedroom enjoys wonderful views over the surrounding countryside and features exposed timber flooring, an exposed oak ceiling beam and an attractive cast-iron fireplace. A paneled door leads to the en-suite, currently utilised as a dressing room/cloakroom with clothes hanging rails and comprising a low-level WC and pedestal wash hand basin.

Bedroom two is another well-proportioned room featuring a rear-facing window and exposed timber flooring, while bedroom three benefits from a rear-facing window, laminate flooring, and radiator. All three bedrooms enjoy delightful views across the rolling countryside and beyond.

The family bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and paneled bath with shower over, complemented by tiled splash back areas.







Outbuildings and Paddock

A particular feature of the property is the additional land and outbuildings. The property stands within approximately two acres and includes its own paddock together with a detached red brick stable block. Currently arranged as four stables and a tack room. The stable block formerly benefited from planning permission for conversion into a two-bedroom annex; however, this permission lapsed on 10th July. The building may continue to offer potential for conversion, subject to obtaining the necessary planning permissions and consents.

Outside

Outside, the property is approached through five-bar gates opening onto a sweeping gravel driveway providing ample off-road parking. The formal garden is predominantly laid to lawn. A gravel pathway leads to a generous decked terrace, providing an ideal setting for outdoor furniture, entertaining and enjoying the stunning surrounding countryside views. The oil tank is discreetly located within the garden. The paddocks are separated by post and rail fencing and adjoin open countryside.

An enclosed courtyard is where the brick and stone built stable block is located. There are four stables and a tack room.

A septic tank and soak away are located in the garden.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison.
Contact [Tel:01327-353575](tel:01327-353575).

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 - E

Agents Note

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

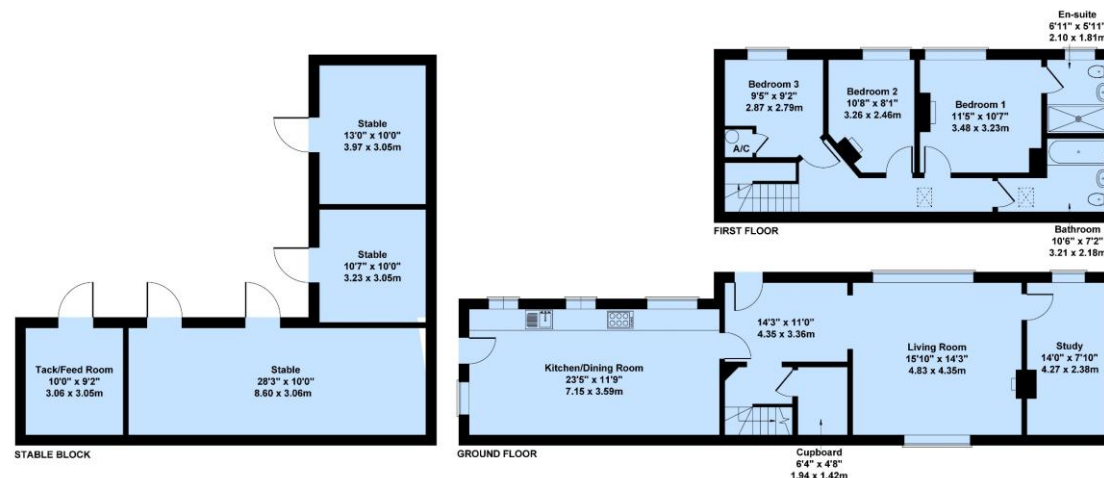
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Approximate Gross Internal Area
Main House 1,314 sq ft - 122.08 sq m
Stable Block 658 sq ft - 61.18 sq m
Total 1,972 sq ft - 183.26 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.

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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