EDWARD KNIGHT
ESTATE AGENTS

MILL HOUSE , THE DERRY, CRICK, NORTHAMPTON, NN6 7SZ

£795,000









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present Mill House, a truly impressive four-bedroom detached period residence, beautifully positioned at the end of a quaint village lane in the heart of the highly sought-after village of Crick. Enjoying a wonderfully private setting with rolling countryside beyond, this exceptional home has undergone an extensive programme of renovation, seamlessly blending the charm and character of its period origins with the comforts and finishes of modern-day living.

Offering approximately 2,259 sq ft of beautifully appointed accommodation, Mill House is a substantial and versatile family home, retaining a wealth of attractive original features, including exposed ceiling beams, characterful fireplaces and traditional brickwork, all complemented by tasteful contemporary finishes throughout.

The accommodation is both spacious and thoughtfully arranged, with a welcoming entrance leading to a selection of generous reception rooms. The impressive living room and adjoining dining room create a wonderful space for family life and entertaining, featuring striking exposed beams and an attractive fireplace with a wood-burning stove, providing a charming focal point. A separate sitting room offers further versatility, while the dedicated study is ideal for those working from home.

The beautifully appointed kitchen is another standout feature of the property, offering an excellent range of traditional shaker-style cabinetry, solid wood work surfaces, integrated appliances and ample space for informal dining. Finished in a tasteful contemporary style that perfectly complements the character of the house, this generous room provides a wonderful setting for everyday family life.

The first floor offers three well-proportioned bedrooms, including an exceptionally spacious principal bedroom, together with a beautifully fitted family bathroom and additional shower facilities. A further staircase leads to the delightful fourth bedroom, tucked away on the upper floor, providing a charming and private space ideal for guests, older children or a variety of alternative uses.

Externally, Mill House enjoys a particularly appealing setting, approached via a generous gravelled driveway providing extensive off-road parking. The attractive red-brick elevations, traditional windows and handsome roofline give the property a wonderful sense of character, while the surrounding mature trees and established greenery create an inviting and secluded atmosphere.

To the rear, a delightful enclosed courtyard garden offers an attractive and low-maintenance outdoor space, featuring a newly laid paved terrace, gravelled seating areas and traditional brick boundary walls. Beyond the property lies beautiful rolling countryside, providing a picturesque rural backdrop and further enhancing the peaceful nature of this exceptional setting. A useful brick-built outbuilding provides additional storage.



LOCATION

Crick is a picturesque and highly sought-after Northamptonshire village, offering a wonderful blend of traditional village charm, beautiful surrounding countryside and excellent transport connections. The village boasts a thriving community and an excellent range of local amenities, including a well-regarded primary school, village shop, post office, traditional public houses, a church and recreational facilities.

Ideally positioned close to the Warwickshire border, Crick offers convenient access to the nearby towns of Rugby, Daventry and Northampton, all providing a wider selection of shopping, leisure and educational facilities. For commuters, Junction 18 of the M1 motorway is just a short distance away, while Rugby railway station offers regular direct services to London Euston in approximately 50 minutes. Surrounded by attractive countryside and scenic walking routes, Crick provides an idyllic setting for village life without compromising on everyday convenience.





















IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

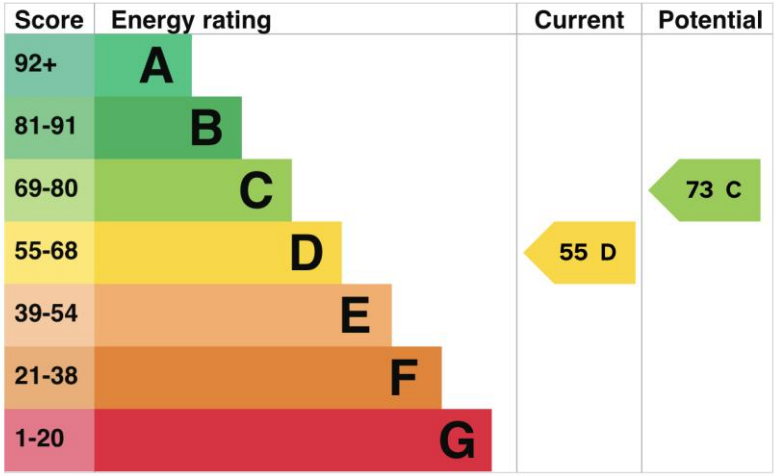
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The Derry, Crick, Northampton, NN6

Approximate Area = 2259 sq ft / 209.8 sq m
Outbuilding = 35 sq ft / 3.2 sq m
Total = 2294 sq ft / 213 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). Produced for Edward Knight. REF: 1539423 ©nichecom 2026.

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