



Ryehill Lodge, Long Buckby Wharf, Long Buckby, Northampton, NN6
7PW



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Wharf, Long Buckby,
Northampton, NN6 7PW

Guide Price: £1,400,000

Ryehill Lodge is an impressive and superbly presented detached family home, extending to over 2,314 sq ft and occupying an enviable rural position within approximately 6.19 acres. The property combines beautifully appointed accommodation with extensive landscaped gardens, paddock land and a wonderful recently constructed, fully self-contained two-bedroom annexe, creating a highly versatile home ideally suited to modern family life, multi-generational living or those seeking additional accommodation.

Features

- Set within approximately 6.19 acres, including landscaped gardens and paddocks
- Stunning open-plan kitchen/dining/family room
- Spacious sitting room with wood-burning stove
- Utility/boot room with external access
- Three generous double bedrooms, all with fitted wardrobes
- Recently constructed self-contained two-bedroom annexe
- Beautiful, landscaped gardens with extensive entertaining areas
- Rural setting with far-reaching countryside views



Location

Long Buckby Wharf is a picturesque canal-side setting on the Grand Union Canal, offering a peaceful waterside atmosphere surrounded by beautiful Northamptonshire countryside. Popular with walkers, cyclists and boating enthusiasts, the Wharf combines rural charm with easy access to local amenities and transport links.

The nearby village of Long Buckby is a thriving and welcoming community, renowned for its attractive mix of character properties, independent shops, cafés and traditional pubs. With excellent rail connections to London and Birmingham, highly regarded local schools and a strong sense of community, Long Buckby offers the perfect balance of village living and modern convenience.

Ground Floor

Ryehill Lodge is approached via a sweeping driveway, with the accommodation entered through an oak framed porch leading into the welcoming open plan living accommodation with an oak and glass staircase rising to the first floor, and door leading to the downstairs cloakroom.



The impressive open plan kitchen/dining/family room forms the heart of this exceptional home and has been designed with both everyday family living and entertaining in mind. The high-quality bespoke kitchen by Tom Howley of Leamington Spa provides an extensive range of cabinetry, drawers, breakfast station and generous quartz working surfaces, together with a superb central island with informal breakfast seating and a further circular oak peninsula seating area.

The kitchen is equipped with a range of quality appliances including dishwasher, American-style fridge/freezer, double oven, wine/drinks fridge, fridge/freezer drawer and Bora induction recirculating hob, together with space for a range cooker with brass pot-filler tap above. Bi-fold doors open onto the gardens and entertaining areas, whilst the room enjoys wonderful views across the grounds and surrounding countryside.

The adjoining utility/boot room provides excellent practical space with painted cabinets, working surfaces, sink unit, provisions for laundry appliances and ample coat and boot storage, together with a stable door providing access to outside.

The sitting room is a beautifully appointed reception room with French doors opening onto the rear garden and a feature wood-burning stove providing an attractive focal point.



First Floor

A beautifully crafted oak and glass staircase rises to the spacious first floor landing, which currently provides an excellent work/study area but could, if required, be converted to create a fourth bedroom.

A recessed window is a particularly attractive feature, having been strategically positioned to take advantage of the evening sunset.

There are three generous double bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys a superb en-suite shower room with twin vanity wash hand basins, WC and shower cubicle. Completing the first floor is the family bathroom, fitted with a bath, separate shower cubicle, vanity wash hand basin and WC.

Annexe

A particular feature of Ryehill Lodge is the recently constructed, oak-framed, fully self-contained two-bedroom annexe, designed and built by Prime Oak.

Approached via a paved pathway from the main gardens, the annexe provides excellent additional accommodation, ideal for dependent relatives, older children, guests, or those requiring a separate space to work or live.

The beautifully appointed accommodation features two double bedrooms, each with stylish en-suite facilities, positioned either side of a superb central kitchen/dining/living space with vaulted oak-beamed ceilings, herringbone LVT flooring and electric heating. Bi-fold doors open onto a composite decked seating area, with lovely views across the gardens and paddocks beyond.







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Approximate Area = 2314 sq ft / 214.9 sq m

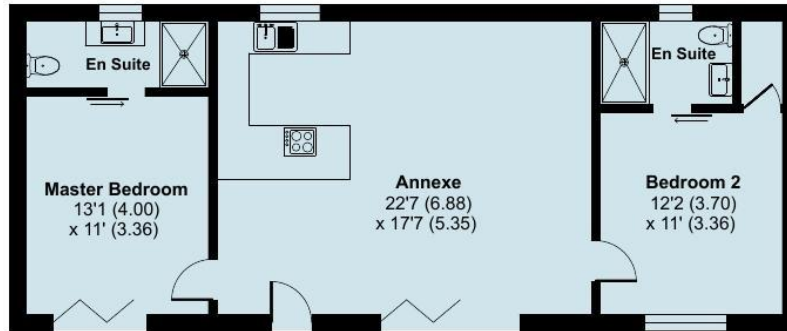
Annexe = 806 sq ft / 74.8 sq m

Garage = 355 sq ft / 32.9 sq m

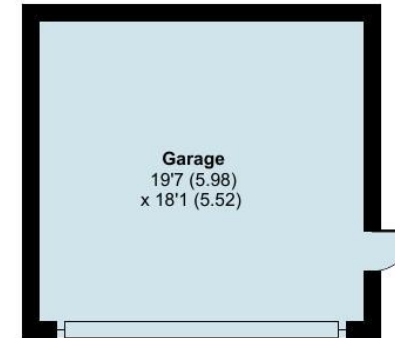
Outbuilding = 167 sq ft / 15.5 sq m

Total = 3642 sq ft / 338.1 sq m

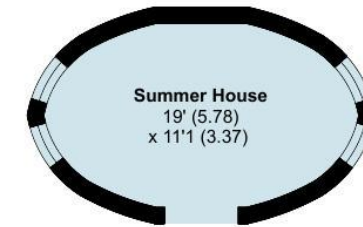
For identification only - Not to scale



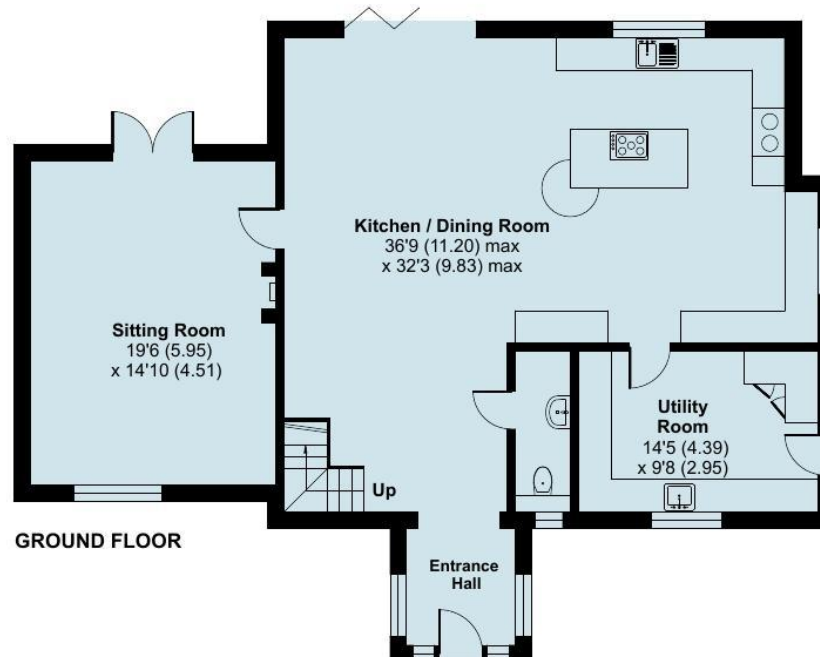
ANNEXE



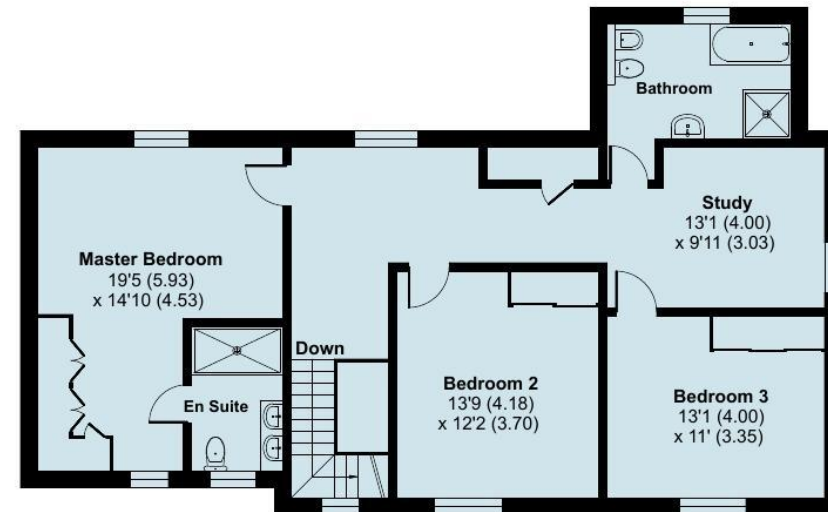
GARAGE



OUTBUILDING



GROUND FLOOR



FIRST FLOOR





Outside

The property is approached via a sweeping driveway, providing ample gravelled parking for several vehicles and access to the detached double garage. The garage benefits from power and lighting, an electrically operated roller door, with solar panels installed to the roof.

The beautifully landscaped gardens surround the property and are predominantly laid to lawn, complemented by established planting, paved seating areas and fencing.

A particular feature is the impressive composite decked seating area and covered entertaining space, which benefits from heating, power and lighting, creating a wonderful area for outdoor entertaining throughout the year.

The grounds extend to approximately 6.19 acres in total, incorporating approximately 0.81 acres of landscaped gardens and grounds and approximately 5.37 acres of paddock land. The paddocks are well maintained and enclosed by post and rail fencing, with further access via a five-bar gate.

Planning permission has been granted for an American barn and three turn-out pens, with water and electricity supplies already installed and simply requiring connection.

Part of the paddock land incorporates a delightful spinney, providing a secluded and enclosed seating area overlooking the paddocks and offering a wonderful position from which to enjoy the evening sunset.

The property also benefits from solar panels, an air source heat pump, underfloor heating and a private sewage treatment plant, adding to the extensive list of features offered by this exceptional property.



Viewing

Strictly by prior appointment via the agents Howkins and 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
Council Tax Band- G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

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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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