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High Street, Crick, Northampton, NN6 7TS

£475,000 Detached

5 3 4



**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A four bedroom stone and brick built former public house with a detached one bedroom cottage in the garden. The period property has character features including fireplaces, window seats and ceiling beams, four double bedrooms, en-suite, three reception rooms plus farmhouse kitchen / breakfast room w

Features & Utilities

- ✓ Four Bedroom Cottage
- ✓ One Bedroom Annexe
- ✓ Gardens
- ✓ Parking
- ✓ Close To Amenities
- ✓ No Onward Chain

Property Overview

A four bedroom stone and brick built former public house with a detached one bedroom cottage in the garden. The period property has character features including fireplaces, window seats and ceiling beams, four double bedrooms, en-suite, three reception rooms plus farmhouse kitchen / breakfast room with an island and AGA, utility room, cloakroom and large hall. The cottage has a smart modern style interior with living room, kitchen, bedroom, dressing room and bathroom. The properties have their own gardens and there is a driveway. 1A EPC Rating E. Council Tax Band E. 1B EPC Rating D. Council Tax Band A.

1A HIGH STREET

ENTRANCE PORCH 1.52m x 1.65m (5'0 x 5'5)

Entrance via front door. Door to:

HALL 2.24m x 4.27m (7'4 x 14'0)

Built in cupboards.

CLOAKROOM 1.45m x 1.24m (4'9 x 4'1)

Obscure glazed window to side elevation. WC and wash hand basin.

LOUNGE 3.81m x 4.11m (12'6 x 13'6)

Double glazed window to side elevation with window seat. Radiator. Fireplace with open chimney. Ceiling beam.

DINING ROOM 4.11m x 4.17m (13'6 x 13'8)

Double glazed window to front elevation. Radiator. Fireplace with log burner. Ceiling beam. Stairs rising to first floor landing. Oak panelling.

STUDY 2.74m x 4.47m (9'0 x 14'8)

Double glazed window to front elevation. Radiator.

KITCHEN / BREAKFAST ROOM 5.26m x 3.99m (17'3 x 13'1)

Two double glazed windows to side elevation, one with window seat. Window and door to side elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Built in oven, grill, hob and extractor. One and a half bowl sink unit. Island unit. Space for dishwasher and fridge / freezer. Fireplace with AGA.

UTILITY ROOM 2.62m x 4.14m (8'7 x 13'7)

Double glazed window to side elevation. Fitted with a range of wall and base units with work surfaces over. Twin ceramic sink units. Tiled splash backs. Tiled floor. Space for washing machine. Door to garden.

FIRST FLOOR LANDING

Under eaves storage cupboard.

BEDROOM ONE 5.31m x 2.54m (17'5 x 8'4)

Double glazed window to side elevation. Radiator. Cast iron fireplace. Fitted wardrobes.

EN-SUITE BATHROOM 3.05m x 1.91m (10'0 x 6'3)

Double glazed window to side elevation. Heated towel rail. Suite comprising bath with shower over, WC and wash hand basin with storage below. Tiled splash backs.

BEDROOM TWO 3.86m x 3.48m (12'8 x 11'5)

Double glazed window to side elevation. Radiator.

BEDROOM THREE 3.73m x 4.44m (12'3 x 14'7)

Double glazed window to front elevation. Radiator. Cast iron fireplace.

BEDROOM FOUR 2.54m x 4.29m (8'4 x 14'1)

Double glazed window to front elevation. Radiator.

SHOWER ROOM 1.96m x 2.36m (6'5 x 7'9)

Double glazed window to rear elevation. Suite comprising shower in a tiled cubicle, WC and wash hand basin. Tiled splash backs.

OUTSIDE

Parking for one car.

GARDEN

Lawn and pathway leading to 1B. Brick built outbuilding.

1B HIGH STREET

OPEN PLAN LIVING ROOM / KITCHEN 4.01m x 6.63m (13'2 x 21'9)

uPVC double glazed window to front elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Cooker and extractor hood. Stainless steel sink unit. Space for washing machine. Tiled splash backs. Boiler cupboard. Stairs rising to first floor.

FIRST FLOOR BEDROOM 4.17m x 3.43m (13'8 x 11'3)

Exposed roof timber. uPVC double glazed window to front elevation. Radiator. Built in cupboard.

DRESSING ROOM 1.96m x 2.26m (6'5 x 7'5)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 1.88m x 2.26m (6'2 x 7'5)

uPVC double glazed window to side elevation. Chrome heated towel rail. Suite comprising shower bath, WC and wash hand basin with storage below. Tiled splash backs. Tiled floor.

OUTSIDE

Small lawn and seating.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network->

operator

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

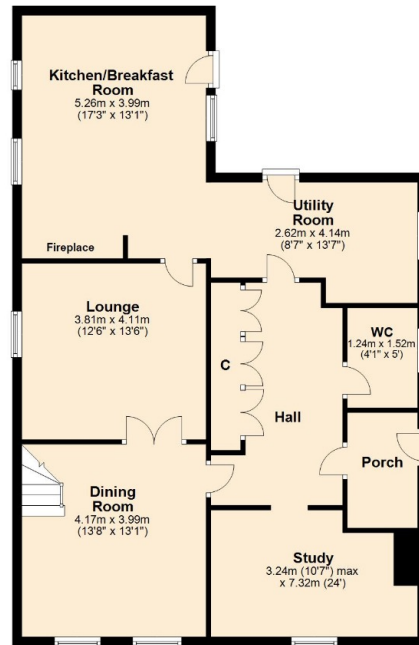
AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

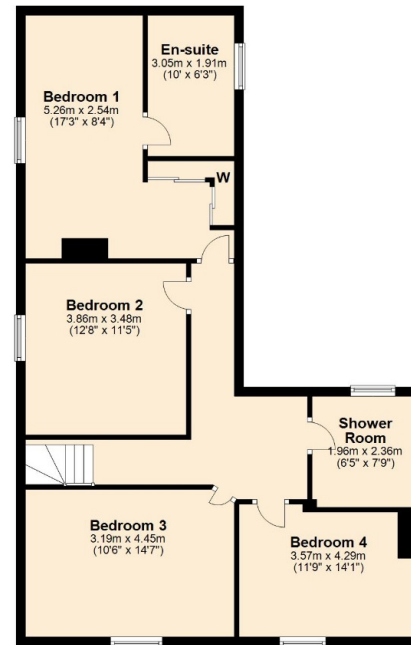
Ground Floor

Approx. 135.2 sq. metres (1455.7 sq. feet)

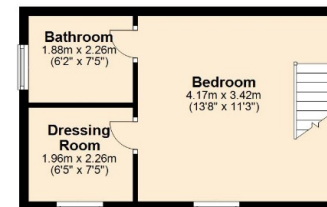


First Floor

Approx. 108.3 sq. metres (1166.1 sq. feet)



1B High Street -
Ground Floor



1B High Street -
First Floor

Total area: approx. 243.6 sq. metres (2621.9 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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