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Murcott, Long Buckby, NN6 7QR

£1,200,000 - Guide Price Detached



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Department: Sales

Tenure: Freehold

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Property Summary

Unique farmhouse renovation including an in excess of ?700,000 restoration bank account. This historic Grade II Listed property has a 17th Century heart with Georgian and Victorian additions, including a panelled drawing room.

Features & Utilities

- ✓ Detached Period Farmhouse
- ✓ Comes With An In Excess Of £700,000 Renovation Fund
- ✓ Range Of Outbuildings
- ✓ Approx 2/3 Acre Walled Garden
- ✓ Unique Opportunity
- ✓ Countryside Location With Local Amenities
- ✓ 1 Mile From A Railway Station
- ✓ Six Bedrooms Plus A Large Two Bedroom Annex Once Renovation Completed

Property Overview

The extensive house stands in an established walled garden of approximately 2/3 of an acre, complemented by a range of outbuildings. A cobbled courtyard provides parking for several cars.

The hamlet of Murcott is surrounded by fields on the edge of the thriving village of Long Buckby, which has a railway station with direct trains to Long and Birmingham, plus comprehensive amenities reflecting its past as a historic market town.

Currently occupied, the property has full planning and listed consents for all works, including an attic conversion, annexe conversion and a three bay garage. The completed project will give a superb six double bedroom farmhouse with a two double bedroom annexe and studio, plus outbuildings, stables, a coach house and a historic privy.

The farmhouse has a wealth of character features, including three working inglenooks and other fireplaces, a Georgian panelled drawing room, a 17th Century candle cupboard, an original diary, exposed beams, early oak floorboards, and flagstone floors throughout.

A once in a life time opportunity to own and restore a historic gem.

EPC Exempt. Council Tax Band G

GROUND FLOOR

ENTRANCE HALL

SNUG

DRAWING ROOM

DINING ROOM

KITCHEN

DAIRY

UTILITY ROOM

BOOT ROOM

BASEMENT

TWO ROOMS

FIRST FLOOR

FIVE BEDROOMS

TWO BATHROOMS

BOX ROOM

STORE

OUTSIDE

GARDENS

STABLES

OUTBUILDINGS

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band G
EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – Ask Agent
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Parking
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us 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

Basement 43.1 sq.metres (463.6 sq.feet)

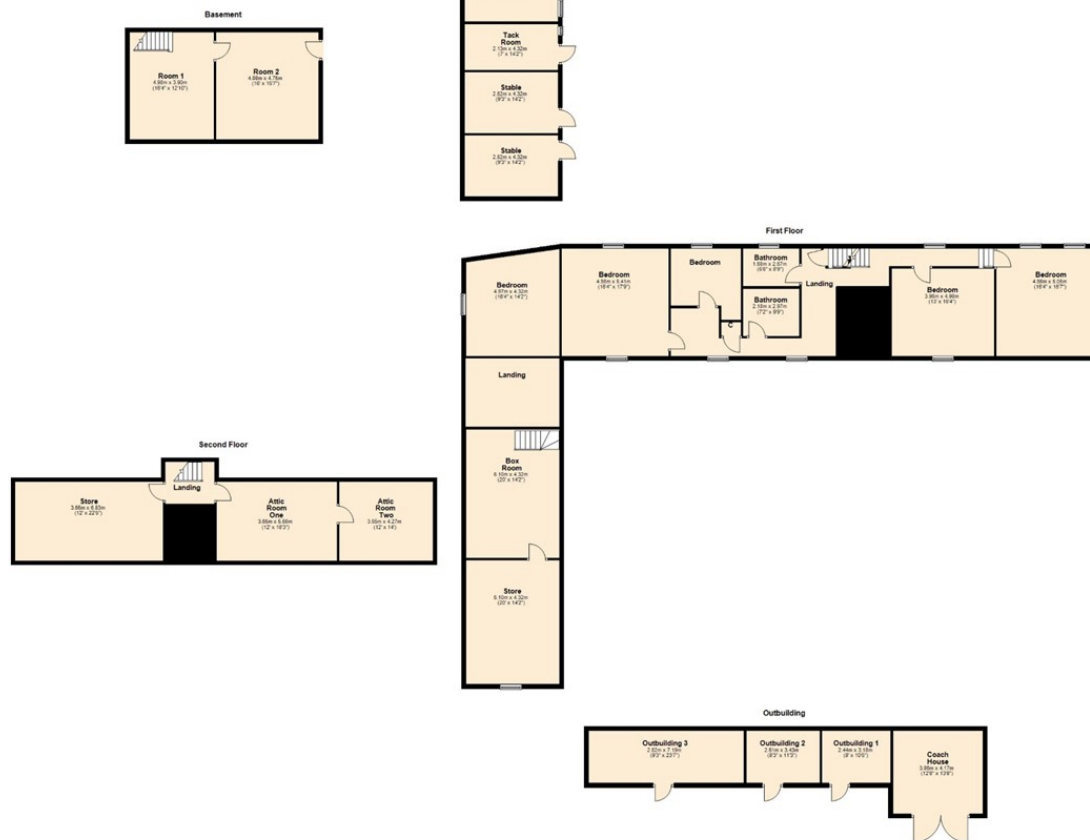
Ground Floor 211.6 sq.metres (2278.1 sq.feet)

incl tack room & stables

First Floor 217.7 sq.metres (2343.6 sq.feet)

Second Floor 65.8 sq.metres (708.1 sq.feet)

Outbuildings 53.4 sq.metres (575.1 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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