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# Murcott, Long Buckby, Northamptonshire, NN6 7QR

£1,200,000 - Guide Price Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Unique farmhouse renovation including £600,000 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

- ✓ £600,000 Renovation Fund Included
- ✓ Detached 17th Century Farmhouse
- ✓ Unique Opportunity With All Permissions
- ✓ Range Of Outbuildings
- ✓ Permission For Triple Garage
- ✓ Parking For Several Cars
- ✓ 2/3 Acre Walled Garden
- ✓ Countryside Location With Local Amenities
- ✓ Direct London / Birmingham Station - 1 Mile
- ✓ Six Bedroom & Large Two Bedroom Annex Once Renovated

# Property Overview

Unique farmhouse renovation including £600,000 restoration bank account. This historic Grade II Listed property has a 17th Century heart with Georgian and Victorian additions, including a panelled drawing room.

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 large 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

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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



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

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – Yes

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

### 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

**Basement** 43.1 sq.metres (463.6 sq.feet)

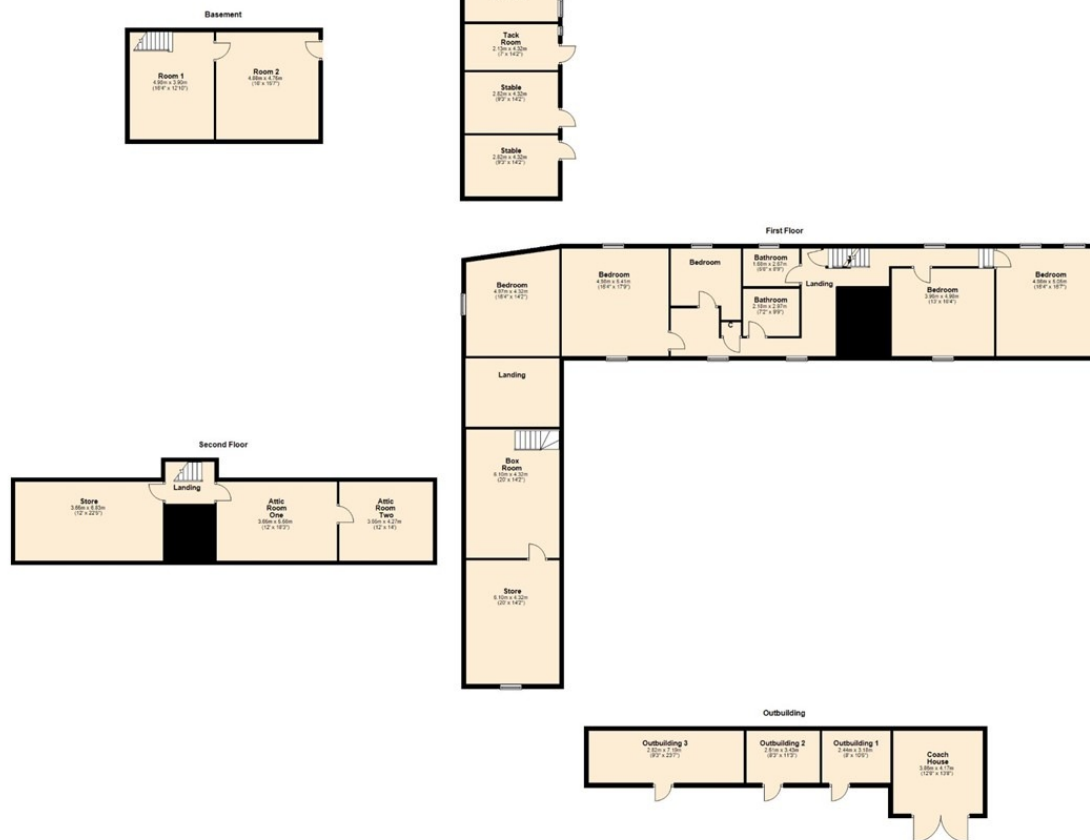
**Ground Floor** 211.6 sq.metres (2278.1 sq.feet)

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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