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36 High St, Daventry NN11 4HU

# campbells

of Crick



3 Bedrooms | 1 Bathroom | 3 Reception Rooms | Double Garage



## 78 MAIN ROAD

CRICK, NN6 7TX

- ✓ Private, Walled Rear Garden
- ✓ Large Family Bathroom
- ✓ Character Property
- ✓ Large Downstairs with Three Reception Rooms
- ✓ Serviced Outbuilding with Street and Garden Access
- ✓ Double Garage/Workshop and Gated Driveway
- ✓ Lots of History and Features
- ✓ Village Centre Location
- ✓ Community Based Village



## We love it when we get to tell a story about our properties and this character home has got a few of them...

Thanks to the members of the local Crick History Society, we can tell you a few bits of history about this cottage (it's even featured on the cover of their local guide!).

It's not confirmed how old the property is but properties in the vicinity go back to the 1600's.

Although the property doesn't currently have a name, it has been known as 'Hawkstone' and previously 'The Cottage'.

In 1890, the property was a cobblers shop. The brick-built outbuilding in the garden used to be the wash house too.

There was once another property in the garden of this home – the remains of which form the small stone wall in the garden today.

The property ticks many boxes, most importantly, it has a serviced, brick built out building that can be accessed both from the garden and the street – this could be used for many purposes and is an ideal feature if you work from home.

There is also a large double garage/workshop to the rear of the property with a gated parking that is big enough to house two large vehicles. It's not often that you have that kind of private parking available with an historic home. The private drive also has security lighting.

The rear garden is private thanks to the brick wall that surrounds it. It's a great size and wraps around the rear of the property.

It backs onto the local chapel too – a nice feature that reminds you that you're living in the centre of this historic village.

Downstairs in the property itself, there are three reception rooms and a kitchen breakfast room.

All three reception rooms are fantastic sizes and very handy if you're looking for a home that can have two lounges or snugs.

The kitchen/breakfast room has two patio doors leading into the rear garden which must be lovely in the summer.

The kitchen and snug also have underfloor heating.

The dining room in the middle makes for a great entertaining space and has a beautiful feature fireplace too – wait until you see the ceiling in there – it's beautiful!

Upstairs there are two large double bedrooms, a good size single and a large family bathroom.

Bedroom one has three large built-in wardrobes and further storage space and all the bedrooms have dual aspect windows offering plenty of natural light.

Upon first inspection, the seller actually told me "this house is all windows and doors" which is very fitting (and also rare for a character property!).

The family bathroom has been very tastefully done with a large, deep bath and separate shower. The sink is also a lovely feature.



# LOCATION

The property sits just a 60 second walk from Crick Primary School and you're within a five-minute walk of all the local amenities in the village.

Crick offers the perfect village lifestyle with its many walks that are right on your doorstep including Cracks Hill, Millennium Wood and of course, the beautiful Grand Union canal.

You also have a local Co-Op, Post Office and a choice of three Pubs (The Wheatsheaf, Royal Oak and The Red Lion). There is also the local Deli "Pickle and Pie" (who are currently doing a beautiful selection of take away snacks by the way!). There is the ex-serviceman's club (Crick Club) which is a great place to have a drink too.

Crick also has many activity groups for the family including, Cubs and Scouts, football, cricket, cycling, drama and as we mentioned - a local history group. You can even go and see the guys down at 'Sweat', the local fitness centre which sits next to the local sports pavilion that has been updated in recent years.

Crick is in the school catchment area for many local secondary schools including Guilsborough Academy, Ashlawn, Lawrence Sheriff and Rugby School.



Council Tax: Band C

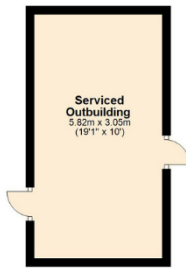
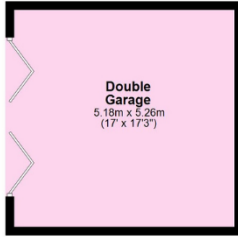
EPC: Rating

"A previous owner, Mrs Morgan was well known for many years by passing motorists (before the by-pass) for displaying fresh flowers every week.

People even sent her Christmas cards, thanking her for her efforts – we like that story."



Ground Floor



First Floor



## LOCAL PROPERTY EXPERT JAMIE CAMPBELL

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"I found Jamie at Campbells to be a genuine, honest individual who went the extra mile on multiple occasions to drive the process forward. His knowledge and assistance has undoubtedly saved both parties several weeks if not months of potential delays.

I will be highly recommending Campbells to friends and colleagues given the high level of service I experienced."

**Neil about Jamie and our Daventry Team**

**Disclaimer:** The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.