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2 James Watt Close, Daventry NN11 8RJ

campbells

of Long Buckby



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Off Road Parking



5 NEW BRIDGE

LONG BUCKBY WHARF, NN6 7HW

- ✔ Canalside Location
- ✔ Three Double Bedrooms
- ✔ Two Shower Rooms
- ✔ Semi-Detached Character Cottage
- ✔ Extended Countryside Views
- ✔ Close to Major Road and Rail Networks
- ✔ Private Garden
- ✔ Conservatory
- ✔ Charming Period Features



Living right on the canal towpath is a countryside idyll for many, for those who use the canals for work or leisure or those who would like an unusual second home, it's ideal and certainly there are lots of advantages - it's very peaceful, especially in the winter months.

This beautiful, Georgian cottage was built around same time as this part of the Grand Union Canal which was constructed in 1820 and as with the neighbouring cottages, was intended to house canal workers and lock keepers. The property can be accessed either directly from the towpath, via the front porch or from the rear access footpath via the modern conservatory, which is a delightfully bright room even on the dullest of days. From the conservatory via a stable door (every cottage should have one!) you enter the superb kitchen. The Howdens built kitchen was installed only last year and features wall and floor fitted units on two sides of the room. Two Velux skylights let loads of light in and two picture windows overlook the meadows beyond the path, a lovely view whilst you are washing up! There is a superb electric range cooker that will stay with the kitchen along with the other integrated white goods. At the end of the kitchen is a recently refurbished part-tiled shower room with a large double walk-in shower. The kitchen opens up, half way down one wall into the cosiest of lounges located at the front of the house. The most striking feature of which is the most amazing, fully working, original Boatman's Range multi-fuel fireplace. It's a constant but beautiful reminder of the history of this property and the people who lived and worked on the canals in days gone by. From this lounge you can access the lovely formal dining room, which also features an original cast iron working fireplace. Back to the lounge, the owner points out that one of her favourite places to sit in the summer is on the sofa opposite the front door and porch, with both the doors open to let in the cool breeze from the canal. The original front door to the porch features beautiful stained-glass panels. Also from the lounge you can access the ground floor main bedroom. This is a charming haven for relaxation, with a view directly over the canal from your bed. There is plenty of room for a king sized bed plus other bedroom furniture and there is a convenient ensuite shower room. This bedroom also features an original decorative Gothic-arched window with stained-glass panels, for extra charm!

Modern electric radiators heat the property which along with the updated electric system were newly installed in the last couple of years. The heating system can be controlled remotely and even from a mobile device. A staircase leads up from the cottage's lounge to the landing, off of which, you will find two further pretty double bedrooms. Bedroom two is currently being used by the owner as a craft-room/office as the Velux skylight lets in lots of light, so it is ideal for working in. Bedroom three has yet another original cast iron fire place and enjoys beautiful views down the towpath and canal. There is also a Velux skylight in this bedroom, so all of the bedrooms in this cottage are light and bright. Also off the landing is the airing cupboard, housing the hot water tank, with plenty of storage in front of that. As you can see from the photographs of the front of the property, there is a small block paved area of front garden which is surrounded by a brick built wall, ideal for a cottage herb garden. To one side of the cottage, in front of the conservatory is a delightful tiled patio area for dining alfresco or just sitting underneath the climbing plants and enjoying a cuppa and a good book. From the conservatory rear door is the private shared footpath, with only one property beyond this cottage this footpath has only occasional usage and is only used by the residents. Only a few feet away from this cottage's rear door is a gate to the most enchanting garden belonging to the cottage. There is a shed and larger workshop, both with electricity. There are beautiful country views beyond the end of the garden and the garden itself is a wildlife haven, with flower beds, mature trees, hedging and a small pond. Also at the rear of the property is a brick built coal shed, which is great for storage of fuel for the Boatman's Range. The coal-boat still operates on the canal and will deliver your coal by boat if required. Nice to know some old traditions remain! All that said, living right on the towpath is not for everyone, in the summer there are lots of towpath and canal users and there is no direct access by vehicle to your front or back door, however there is parking available over the bridge. Although there are many original period features retained in the cottage, the current owner has sympathetically updated the property to include all the usual conveniences required for modern living, without losing any of its charm.



LOCATION

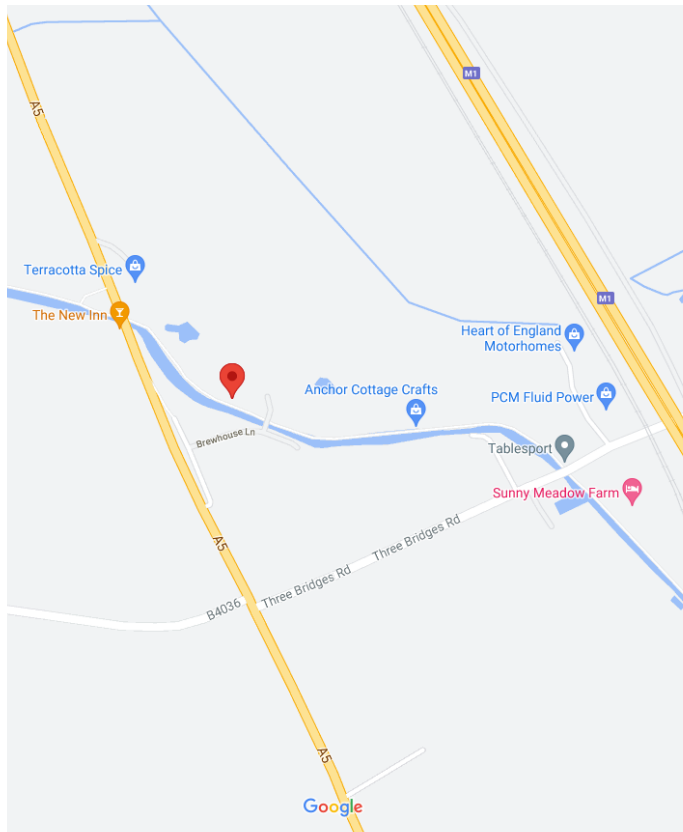
If you like to walk, then just step outside your front door and you can enjoy a picturesque towpath walk in either direction. Turn left and you can walk to Whilton Marina or turn right and walk to the canal side pub, The New Inn and enjoy a drink or meal while watching narrowboaters negotiate the locks there.

The hamlet of Long Buckby Wharf lies approximately two miles from the larger village of Long Buckby and was previously known as the Wharf at Surney and came into being during early 1800's after the Grand Union Canal was built, when businesses began trading coals, cokes, and Welsh slates from the wharf.

The part of Long Buckby Wharf where this cottage is located is accessed from the A5 and then down a private access road, only used by the residents of the hamlet.

Access to other major commuter routes such as the M1, M6 and A45 are close by, as is Long Buckby Rail station, with direct services to Euston, London and Birmingham.

The village of Long Buckby has many amenities such as grocery shops, schools, doctors surgery, dentists, recreational parks, sports and gym facilities and a library and community centre. Other facilities can be found in the market town of Daventry approximately four miles away.



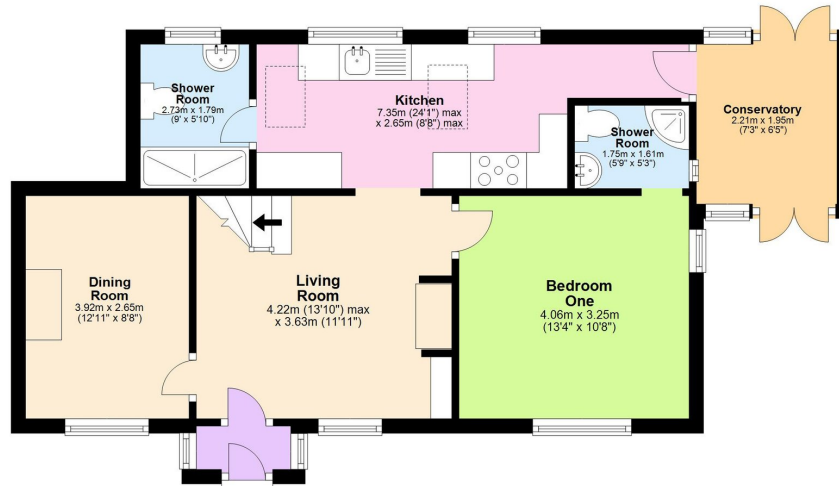
Council Tax: Band B EPC: Rating F

"There is lots of wildlife on and around the canal, in fact to quote the current owner "its like living in front of a moving landscape".

There is very little light pollution so its perfect for stargazers and living in a conservation area, there will be no 'monstrous carbuncles' built near you."



Ground Floor



First Floor



LOCAL PROPERTY EXPERT JAMIE CAMPBELL



☎ 01327 878926

📞 07812 063515

✉ jamie@campbell-online.co.uk

Thanks for all your help with our sale, it was genuinely a good experience. We liked the idea of using an agent who had a real in depth knowledge of the market in our area and was easy to work with, Campbells fitted the bill. From the outset we felt very comfortable with the Campbells team. We felt throughout the process that our house sale was actually important to them. In the past we have felt like we are at the bottom of a very long list with other agents, this was not the case with Campbells. We have used cheaper agents in previous house sales, but you do get what you pay for. The commitment, attention to detail and excellent communication we experienced was well worth the fee. Campbells knowledge of the local market and persistence in pushing the process along made a real difference. Jamie Campbell was our main contact, regular check in calls to discuss progress made it feel like a collaborative process. Certainly not the norm in my experience. Throughout the sale process we felt the Campbells took ownership of the process. From recommending an excellent Conveyancer in the first instance, managing pricing negotiation, to driving the other parties in the process. A complete professional service.

Judith & Phil 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.