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 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Crick*












3 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Garage



# 14 HIGH STREET

CRICK, NN6 7TS

-  Charming, Private, Walled Cottage Garden
-  Detached, Two Storey Garage And Outbuilding
-  Downstairs Bathroom and Upstairs Shower Room
-  Charming, Private, Walled Cottage Garden
-  Three Sizeable Bedrooms
-  18th Century Stone Cottage
-  Three Reception Rooms
-  Versatile Accommodation
-  Gated Driveway

## LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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*We are so pleased the sellers of our new home chose Campbells to sell their home. From day one they have been fantastic. Jamie was very personable and easy going while giving us the tour of the house and gave us plenty of time to take in the features of the house. He was also informative about the process once we put in our offer as to the next steps. From here Sian was our main contact for the buying process. We ended up having a difficult sale of our own and I genuinely believe the whole chain didn't crumble due to the tenacity, eye for detail and management of the process displayed by Sian. We are so grateful to her, for all she has done. If we were ever in the situation where we were to sell again, Campbells would absolutely be our first choice agents, and we will be recommending them to everyone. Thank you for making our new home possible.*  
**From: Cassy and Martyn, Crick, 16th April, 2024**  
**About: Jamie and Sian**

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.



**Boasting a wealth of character and a unique sense of history, this Grade II listed 18th century stone cottage offers a warm and welcoming space for you to call home.**

Located in the highly sought after village of Crick, this delightful property features charming period details such as exposed beams, low ceilings, and deep window sills. The thatched roof adds to its timeless beauty. The property has been well loved and cared for over many years but does require some aesthetic updating however recent updates to the property include a replacement electrical consumer unit installed in March 2021, complete woodworm treatment in January 2023, specialist repointing in 2022, and the garden wall was rebuilt in 2021. We highly recommend watching the property video available on this page that shows a full internal and external tour of the property. Without a doubt, the biggest attraction to this property is the gated driveway with a detached, two-storey garage with double doors at the front and an attached outbuilding, providing ample space for storage, hobbies, or even potential conversion (subject to planning permissions.) This additional space is a rare find and offers endless possibilities. There is a pedestrian right of way through the driveway area for the rear property but this does not affect the enclosed garden. The actual space to park a vehicle is approximately 6m x 3.60m and the gate is approximately 3.3m wide. Offering a high degree of privacy, the pretty walled garden features a lawn area and a further paved courtyard area adorned with an array of planted flowers and shrubs.

A timber gate provides access to the side of the property to the driveway and outbuildings. There is also an outside WC (handy for any garden parties!) The versatile accommodation includes three sizeable bedrooms, three reception rooms, and a downstairs bathroom with an upstairs shower room. On the ground floor, you will also find a well-appointed bathroom, allowing for single-level living if desired. Those seeking convenience will appreciate the option of a downstairs bedroom or an additional comfortable space for guests. Currently, the downstairs offers a lounge, dining room, a study and kitchen. The rear reception room (currently used as a dining room) is a fantastic size, approximately 22 ft. It also has double doors leading out to the patio area. The lounge has double doors and a multi-fuel log burner. A really cosy room that would be lovely during the evenings in colder months. Two sets of stairs lead to the first floor: one to bedroom two, and the other to a landing that leads to bedroom one, the upstairs shower room, and the third bedroom. Bedroom One is a great size with dual aspect windows. Bedroom Two having its own staircase is also a nice feature. Bedrooms one and two also have built in storage. Located in the heart of the village on the High Street, this characterful home is just a short walk from local amenities.



## LOCATION

Crick is a sought-after village with a vibrant community spirit. It offers the perfect village lifestyle with its many walks right on your doorstep, including Crack's 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 - all within walking distance,) also there is the Ex-Servicemen's Club (Crick Club) which is a great place to have a drink. Pickle and Pie, the local deli does a fantastic range of breakfasts and lunches to eat in or take away - perfect if you're working from home and want to nip somewhere for a coffee and a sandwich (their Scotch eggs are amazing too by the way!) Crick also has many activity groups for the family including Cubs and Scouts, football, cricket, cycling and a local history group. A lot of families move into Crick because it is a family friendly village and the surrounding schools are a huge attraction. Crick primary school is a short, safe walk away and there are many secondary schools within a few miles. Most children of secondary age in the village attend Guilsborough school; however, the two highly regarded, grammar schools, Lawrence Sheriff and Rugby High, are accessible through the eleven-plus examination, and there are further State-funded alternatives including Ashlawn in Hillmorton and the new secondary school at Houlton, to say nothing of the world famous, fee-paying Rugby School. Crick is served by an excellent road network, being located within a couple of miles of Junction 18 on the M1 and only a few miles further from the M6 and the A14. Stations at Rugby and Long Buckby are both approximately seven miles away, they offer first-rate rail links to London and Birmingham.



Council Tax: Band D EPC: Rating N/A

*“This property is truly a timeless beauty, offering a unique opportunity to own a piece of history in a desirable location. Viewing is highly recommended to appreciate the space and charm this delightful home has to offer.”*