



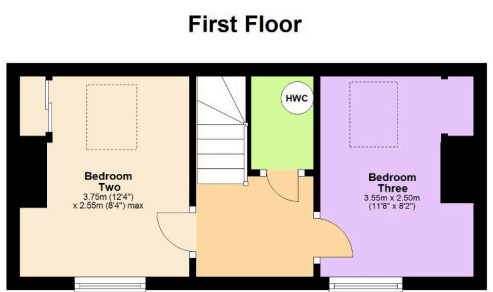
 01327 878926  
 www.campbell-online.co.uk  
 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Long Buckby Wharf*












3 Bedrooms | 2 Bathrooms | 2 Reception Rooms | No Upper Chain



## 5 NEWBRIDGE, NEW BRIDGE

LONG BUCKBY WHARF, NN6 7HW

-  Canalside Three Bedroom Georgian Cottage
-  Canal Views From Most Rooms
-  Charming Period Features
-  Peaceful Location With Rolling Countryside Views
-  Modern Howdens Kitchen With Skylights
-  No Upper Chain / Quick Purchase Available (Subject To Legals)
-  Spacious Ground Floor Main Bedroom With Ensuite Bathroom
-  Three Double Bedrooms and Family Shower Room
-  Private and Sizeable Wildlife Rich Garden



### LOCAL PROPERTY EXPERT JAMIE CAMPBELL

 01327 878 926

 07812 063 515

 jamie@campbell-online.co.uk

Sian, Jamie and the team at Campbells were great in helping us to purchase our home. From the moment we had our offer accepted the team were on hand to guide the process from start to finish. Even when things got really tough the team were super proactive in maintaining clear communications between all parties in the chain, managing expectations, keeping us in the loop with everything going on and helping to lower our stress levels. It was a real pleasure to finally receive the keys and move in. Overall, Campbells did a great job here, thank you!

**Sam, Crick - 6th August 2024  
about Sian and Jamie**

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.





### Three Bedroom Semi-Detached Character Canalside Property For Sale

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 a few years ago 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.

At the end of the kitchen is a refurbished part-tiled shower room with a large double walk-in shower.

The kitchen opens up, half way down one wall into a spacious dining room 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 dining room you can access the lovely lounge, which also features an original cast iron working fireplace.

Also, from the dining room you can access the ground floor main bedroom. This is a charming room 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 en-suite bathroom. This bedroom also features an original decorative Gothic-arched window with stained-glass panels, for extra charm! A staircase leads up from the dining room to the landing, from which, you will find two further pretty double bedrooms.

Bedroom two currently houses a bunkbed but as the Velux skylight lets in lots of light, it makes for an ideal office over looking the canal too.

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 and have great views of the canal. 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!



## LOCATION

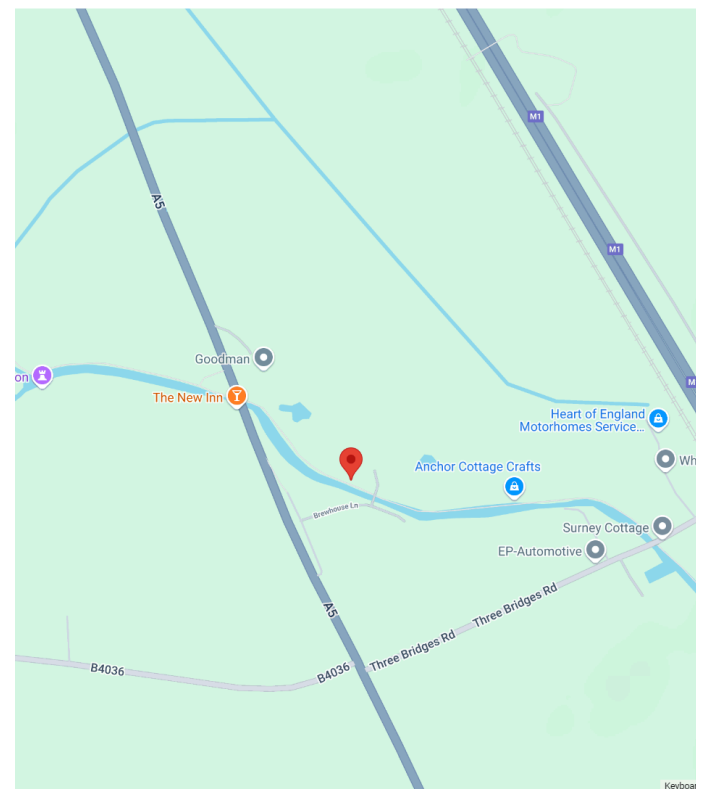
The hamlet of Long Buckby Wharf lies approximately two miles from the larger village of Long Buckby.

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. You can find out more about the access by watching the virtual tour on this page.

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.

Long Buckby is a highly desirable place to live, boasting numerous shops, restaurants, takeaways, a doctors' surgery, a dentist, vets and much more.

The area offers pocket parks, sports clubs, three churches, and a library, along with an infants' school, a junior school, and proximity to Guilsborough Academy, known for its outstanding education.



Council Tax: Band B EPC: Rating E

*"It might sound like an estate agents cliché, but this IS a rare opportunity to own a canalside property, packed full of character features but with all the mod-cons. Properties with this much charm right on the Grand Union Canal towpath rarely come onto the market."*