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campbells
of Crick



3 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Garage

Ground Floor

First Floor



BEEHIVE COTTAGE, 5 LAUDS ROAD

CRICK, NN6 7TJ

- ✓ Three Bedroom Detached Character Property
- ✓ Charming and Quirky Character Features Throughout
- ✓ Beautiful, Private and Enclosed Rear Garden
- ✓ Highly Sought After Village of Crick
- ✓ Beautiful Main Bedroom and En-suite With Private Staircase
- ✓ Farmhouse Style Kitchen With Velux Window
- ✓ Spacious Hallway and Landing Spaces
- ✓ Versatile and Functional Space
- ✓ Three Reception Rooms

LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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We have bought from Campbells but we would recommend to anyone looking to sell.

Jamie's dedication to the sale is unmatched and his property knowledge and local area knowledge were impressive. Sian was equally polite and helpful as our sale progressed.

Ourselves and the sellers wanted things to go through quickly and Campbells were dedicated to this as were the solicitors which made it a very smooth process.

They set up a WhatsApp group for our sale progression which meant questions etc were easy to communicate and we felt able to contact them at any point during the process. Very knowledgeable and fair as things cropped up as they always do with house sales.

NAME: Daniella and Adam, Long Buckby - 19th September
 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.



Charming Three Bedroom Detached Character Property For Sale in Crick, Northamptonshire.

Tucked away in the centre of the sought-after village of Crick, you would be forgiven for walking straight past this charming home, without knowing what it's hiding behind.

This delightful three-bedroom detached character property is steeped in history. Once a traditional "two up, two down", built around 1870, the cottage was first remodelled in the 1960s, when it was connected to an adjacent barn through a unique bridge on the upper floor. This is a delightful feature that will impress anyone who comes to visit. Early this century, two additional extensions were added, substantially expanding the footprint to create a large and unique home

The home boasts an abundance of charming and quirky character features throughout, including what is thought to be the original staircase—if only it could tell its tales!

The farm-style kitchen/diner, which lies at the heart of the home, features slate flooring, an inglenook with a wood-burning stove, and a Velux window that floods the space with natural light. With views over the private, mature garden, this kitchen is perfect for entertaining.

The spacious main lounge offers another log burner, ideal for cosy evenings in. Its slate flooring and large windows continue the stylish yet contemporary theme, with stairs leading to the bright and airy main bedroom, where full-height windows and a vaulted ceiling create a sense of large space. The bedroom comes complete with an en-suite shower room, replaced just five years ago. The hand-built fitted wardrobes make good use of space and enhance the clean lines of the room.

Versatile in design, the property offers two further ground floor reception rooms that can be adapted to suit your lifestyle. Whether you need a home office, separate living room or a family room, play room, hobby room - the options are endless. You could even have a fourth bedroom downstairs should you require it. The smaller of the two rooms has fitted cupboards and shelving, adding more stylish storage space to this lovely room.

The ground floor hallway is spacious and light, offering ample storage, including space for washing machine and dryer. There's a handy downstairs toilet at the head of this hallway, too. Above this hallway is another large hall space, fitted out with hand-built library/display shelving.

With the bedrooms being separated with two sets of stairs, this is also a great design for families with older children, multi-generational living or anyone who frequently has guests.

Outside, the enclosed rear garden is a gardener's dream—a serene, private space that gets lots of sunlight and centred around a majestic mature tree. A peaceful space with vibrant colours throughout the seasons. The garden also includes a decking area. The seller created this calm space for her outdoor yoga and meditation practice but it's also perfect for breakfast or your first coffee as it catches the early morning sunshine.

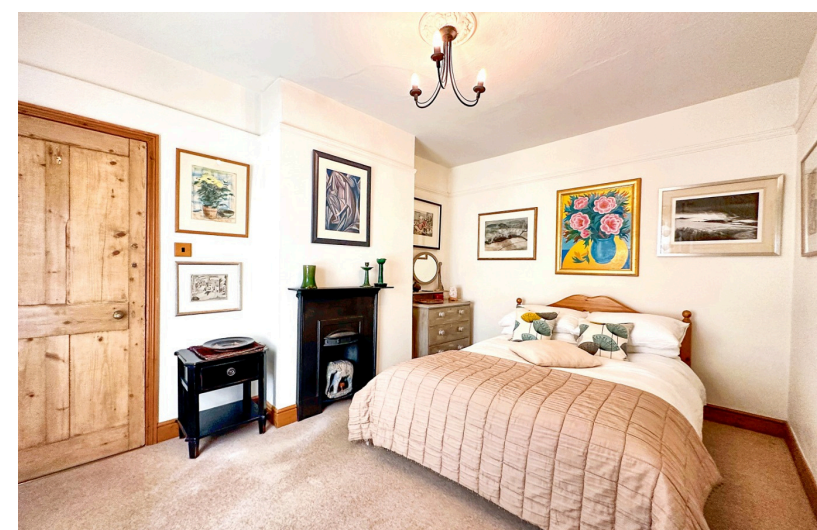
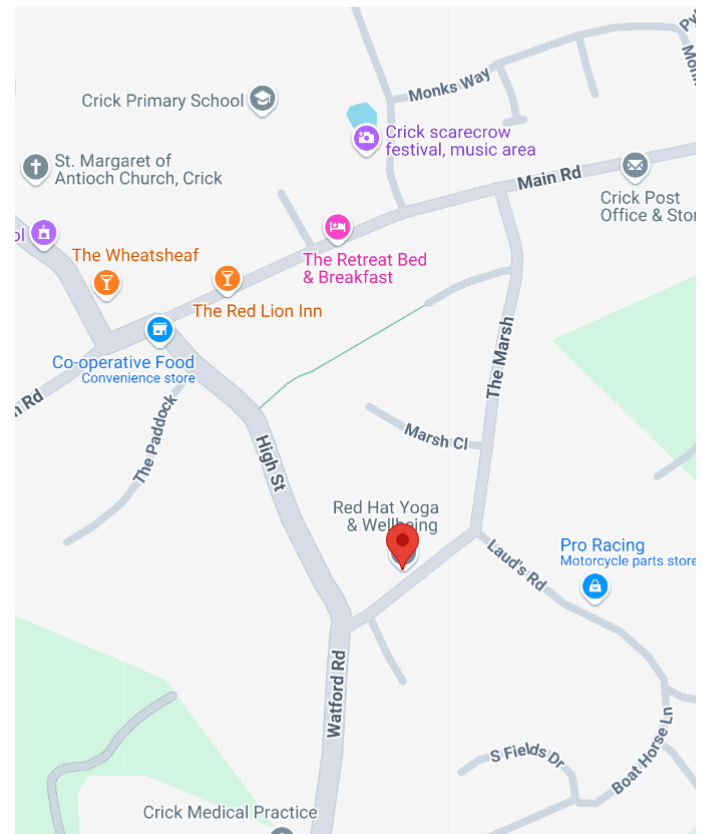
For parking, the property includes a detached garage, and driveway for one car. There's plenty of space on the road outside the property for additional vehicles.

Overall, you pick up on a really positive, welcoming vibe walking around this home, we highly recommend coming and taking a look.



LOCATION

Located in the heart of the village on Lauds Road, this characterful home is just a short walk from local amenities. 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 E EPC: Rating E

"I love the way that the old building and the more recent extensions blend together seamlessly. The house is a joy to live in. I will be very sad to leave this beautiful and characterful home, but the time has come for a new family to take custody of it, to shape its future and make new memories."