



01327 878926



www.campbell-online.co.uk



36 High St, Daventry NN11 4HU

campbells

of Weedon



5 Bedrooms | 4 Bathrooms | 2 Reception Rooms | Off Road Parking



IVYDENE

CHURCH STREET, WEEDON, NN7 4PL

- ✓ Character Property
- ✓ Four Bathrooms
- ✓ Cellar
- ✓ Five Bedrooms
- ✓ Stunning Features Throughout
- ✓ Off Road Parking
- ✓ Annexe
- ✓ Aga
- ✓ Heart of the Village Location



Ivydene...A Love Story

No actual date can be found for when Ivydene was originally built as a farmhouse but it can be traced back to circa early 1600's. This handsome Grade II Listed property sits in a prominent position right in the heart of the village.

Ivydene was professionally and lovingly restored 8 years ago. Many objects were discovered hidden under floorboards and buried in the garden. It now houses its very own Museum of all these artefacts which will remain in the house.

The house itself oozes a sense of history with many character features such as the bread oven, locked tea cupboard, the servants bell and one of the bedrooms incorporates the wig room. The bannister rail is similar to that found at the local Cannons Ashby.

The heart of this beautiful home is the large farmhouse kitchen with the gas fired rayburn. Everyone congregates around the dining table. The current custodians have spent many wonderful times with family and friends here.

In the evening a newly installed wood burner makes the living room cosy and the additional reception room is used currently as a library/family room by the current owners. The flag stone floor in this room is a particular favourite of mine.

Upstairs the large spacious landing with the amazing exposed floorboards are a sight to behold and just add to this home's historic past.

With two en-suite bedrooms as well as two family bathrooms this home works superbly. Everyone has their own space.

In addition to the three floors there is a large cellar currently used as a workshop, wine cellar and winery. A huge loft space runs the whole length of the house and in addition there's also an annex! Currently a studio flat with kitchen area and bathroom this would make a fantastic granny/teenage space or how about an Airbnb? Outside a south facing private rear garden is glorious and in the spring when the cherry trees blossom it is picture postcard. The property also benefits from off road parking.



LOCATION

Weedon Bec, if you have never been, is a sought-after Northamptonshire village - some would say it's the centre of England! A village full of community spirit and lots of local amenities - convenience store, doctors surgery, dentist and a pharmacy to name but a few.

There are several Public Houses to choose from plus the ever popular "Granny's Cafe" which is well worth a visit. The Village has an Infant School and Junior School.

The Grand Union canal runs through the village and with the numerous bridleways and footpaths, there is no excuse for not taking a walk.

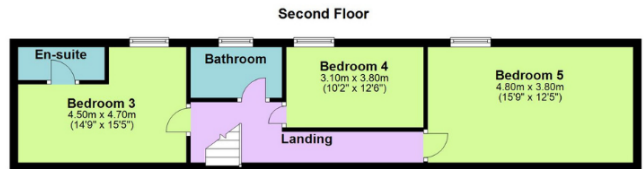
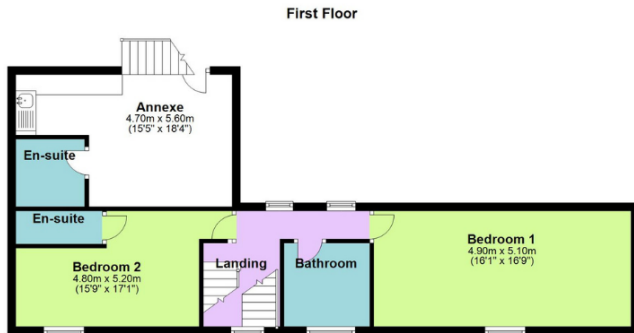
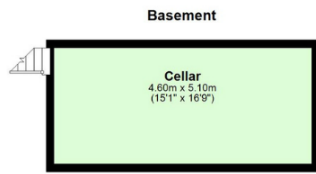
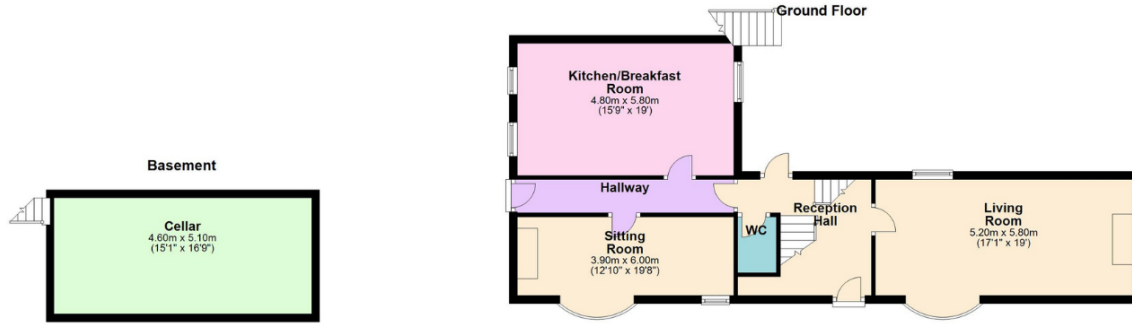
The main road networks are close at hand which makes commuting to anywhere very easy. Long Buckby railway station is only a short car journey away too.



Council Tax: Band E

"The house has stood witness to civil war, the arrival of the military depot in the Napoleonic wars, plagues, canals and railways. If only the walls could talk, there would be a few stories to be told."





LOCAL PROPERTY EXPERT AMANDA LOYDALL



☎ 01327 878926

📱 07788 122675

✉ amanda@campbell-online.co.uk

I recently engaged Amanda to sell my property. Prior to selecting Amanda I also considered two other Agents but the decision to engage Amanda was due to her enthusiasm, knowledge of the market and pro-active approach to marketing and pushing the property. I am delighted on how Amanda presented the property and her professionalism at all times. It was ultimately a good choice as Amanda's approach of offers over the guide price. Amanda was always available and approachable and if she was not available to do the viewings personally her colleagues stepped up to the mark.

I would happily recommend Amanda to anyone selling their property and I would say the service was polite, professional and pragmatic.

Steve about Amanda 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.