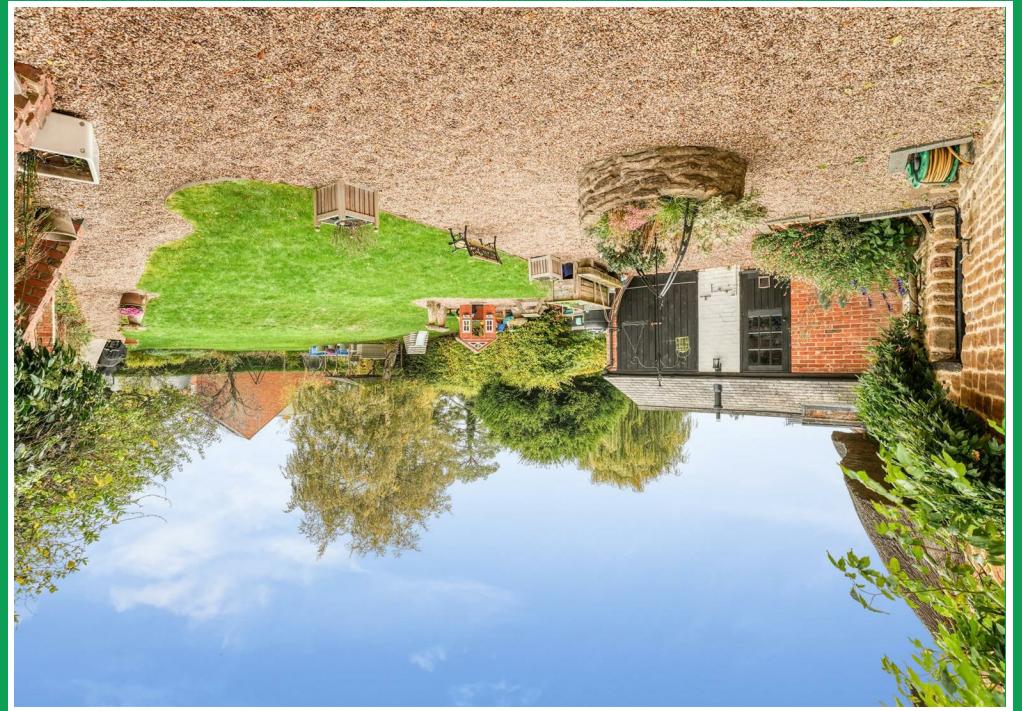


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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Hunters Gap, 31 High Street, Crick, Northamptonshire, NN6 7TS

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This truly delightful three storey period stone house is believed to date from the 17th Century and offers stylishly refurbished five bed roomed accommodation together with four reception rooms and an attractive and private lawned garden leading to a double garage. The house retains a wealth of period features including flag stone floors, exposed ceiling beams, inglenook fireplace and leaded light windows and is a unique example of period charm mixed with contemporary fixtures and fittings. The property is offered with no upward chain.

Price £650,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

18'5 x 6'7

Approached through a front door the hall has an oak stripped floor and contains the secondary staircase rising to the first floor and also gives straight through access to the rear garden. A door opens to:-

LIVING ROOM

17'0 x 16'0

A very attractive room with a stone flagged floor beneath a beamed ceiling with a window seat to the front elevation, the focal point is the inglenook fireplace which has a cast iron log burner on a stone hearth beneath an exposed support beam. Door to rear garden.

KITCHEN

15'3 x 15'0 maximum

With a stone flagged floor beneath a beamed ceiling the kitchen is fitted with shaker style floor and wall units with polished hardwood work surfaces incorporating a Belfast sink and plumbing for dishwasher. There is an Aga range cooker with two plates and two ovens, a larder cupboard and the staircase rising to the upper floors. Stable door leads to the rear garden.



DINING ROOM

14'10 x 12'2

With open hearth fireplace with cast iron log burner standing within an ornate pine mantle, this room also has a stone floor beneath a beamed ceiling, there are shelving and cupboards either side of the fireplace.



STUDY

9'9 x 9'3

Currently used as a work from home office and with panel glazed window to the rear.

UTILITY ROOM

8'2 x 6'6

With twin Belfast sinks and an oak work surface, floor and wall cabinets, plumbing for automatic washing machine and point for tumble dryer. A ledged door opens to:-

CLOAKS/SHOWER ROOM

10'3 x 3'3

With quarry tiled floor and walk in shower cubicle with Mira Sport shower, WC and wash basin and a vertical heated towel rail.

FIRST FLOOR

MAIN LANDING

20'5 x 5'8

With the closed staircase rising to the second floor there is a deep sill window to the front elevation and ledged doors to:-

BEDROOM ONE

15'8 x 12'10

Exposed ceiling beam with a range of mid level cupboards over the open hearth fireplace, and windows to the front and rear.



BEDROOM TWO

15'1 x 12'7

With a sealed fireplace, exposed floorboards and ceiling beam and a two casement window to the front elevation.



BATHROOM

8'11 x 7'4

A white suite of twin ended bath with side mixer tap, vanity wash basin and WC. Airing cupboard with hot water cylinder. Window to the rear garden.

SHOWER ROOM

5'10 x 9'3

With a white suite of quadrant shower, pedestal wash basin and WC. There is a panelled dado, a stainless steel vertical heated towel rail, shaver socket and extractor fan.

SECOND FLOOR

PLAYROOM

14'7 x 12'7

Approached by a winding staircase the playroom has a vaulted ceiling with exposed A frame, purlin and rafter timbers and there are part panelled walls. There is a low level three casement window to the front elevation and doors lead to:-



BEDROOM THREE

16'5 x 14'7

Vaulted ceiling, exposed timbers, low level window to the front elevation.

REAR GARDEN

Approached by a gravelled terrace the rear garden is partly walled and includes an extensive lawn stretching away from the house where there is an open sided loggia over a paved terrace providing an alfresco dining area. There are mature Apple and Birch trees, established Beech hedge along one boundary and at the far end of the garden there are steps leading to:-



DOUBLE GARAGE

16'10 x 15'8

Of modern brick construction with a slate roof approached through double up and over door and with light and power connections. There is an allocated parking space in front of the garage and a right of way to access the rear of the garden via Lauds Road.

PLANNING

The property is Listed Grade II as a building of Architectural or Historic interest. The property has a thatched roof with a combination of straw and reed and part replaced in 2020 together with a new sedge ridge in that year. The property has two log burners and the chimneys were swept in May 2025.

INSURANCE

The property is insured through Lloyd and White.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a oil fired boiler which was replaced in October 2024. The property also has the benefit of a five year EICR electrical safety certificate which expires in August 2028.

COUNCIL TAX

West Northamptonshire Council - Band E

LOCAL AMENITIES

Crick is a village in west Northamptonshire and has a primary school, church, shops, deli, garden centre, cafe, post office and three public houses and is set on the Grand Union Canal with a large marina. Secondary schooling is available in Rugby, Houlton and Gulsborough. Local private schools include Spratton Hall, Bilton Grange, Princethorpe, Leicester Grammar, King Henry VIII and public schools at Rugby, Oundle, Uppingham, Kimbolton, Stowe and Northampton High School. The bypassed village has road links to both the A5 and M1 junction 18.

HOW TO GET THERE

From the M1 junction 18 approximately one mile distant. Follow the signpost to Northampton along the A428 and at the first roundabout take the third exit leading to another mini roundabout where the first exit leads along Main Road skirting the outskirts of the village of Crick. Follow this road into the centre of the village and then bear right opposite the Wheatsheaf pub into High Street signposted towards Watford. Follow the High Street towards the Watford Road where the property stands on the left hand side.

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