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 2 James Watt Close, Daventry NN11 8RJ

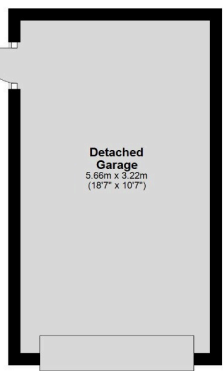
# campbells

of Crick



3 Bedrooms | 2 Bathrooms | 2 Reception Room | Garage

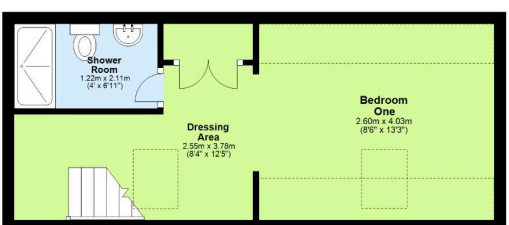
Ground Floor



First Floor












Second Floor




## CROMWELL COTTAGE

**CRICK, NN6 7TP**

-  Detached Character Property (Approx. 1,200 sqft)
-  Period Features Including Beams, Window Seats and Heritage Doors
-  Quiet Central Village Location with Walkable Amenities
-  Cosy (But Spacious) Downstairs with 'Coalbrookdale' Woodburners
-  Three Reception Rooms Downstairs
-  Private, Tiered, Low-Maintenance Garden
-  Ground Floor Family Bathroom with Underfloor Heating
-  Versatile Layout Across Three Floors
-  Detached Garage and Driveway

### LOCAL PROPERTY EXPERT JAMIE CAMPBELL



 01327 878 926

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 [jamie@campbell-online.co.uk](mailto:jamie@campbell-online.co.uk)

Would highly recommend. In what can be a difficult process, Sian and Jamie were incredibly helpful. They kept us well-informed and reassured throughout.

**NAME:** Matthew and Lisa - 18th November  
**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.





### Three Bedroom Detached Character Cottage For Sale in Crick, Northamptonshire.

This charming three-bedroom cottage in the sought-after village of Crick is like taking a step back in time with all its features, nooks, and crannies.

Discover this charming and welcoming cosy home, which is beautifully decorated and effortlessly blends timeless charm with modern comforts, including the delightful heritage doorbell and letterbox as well as the various selection of period doors throughout.

Spread across three floors, it offers three reception rooms, a kitchen, utility room, three spacious bedrooms, and two bathrooms (one on the ground floor and one on the second floor), ensuring ample space for both yourself and guests.

The ground floor is both spacious and versatile, including two sizeable (but cosy and warm) reception rooms to be used in any capacity that suits your lifestyle, as well as a third reception room that is currently used as a study - the owners have one lounge and one dining room, but this could be swapped around if you wanted.

On entering the dining room, you are immediately met with a cosy and snug feeling, assisted by the traditional window seat, beams to the ceiling, and traditional 'Coalbrookdale' burner—perfect for snuggling up in front of with a good book or unwinding with a glass of wine.

The traditional kitchen is both stylish and warm, with its country-style wooden cupboards and granite-style worktops. Its compact design makes the most of the space available.

The cosy and inviting lounge offers another matching traditional



'Coalbrookdale' burner, ideal for winter evenings.

This room, like the rest of the property, boasts the charming beams and wall lighting to create a lovely ambience.

The dedicated ground-floor office space provides a separate, quiet environment for work, while the separate utility room offers practical storage and functionality.

On the first floor, there is the second bedroom (or main bedroom, depending on your preference), which has plenty of storage with built-in wardrobes. The third bedroom is also on this floor with a (easily missed) large under-stairs storage area.

A second staircase leads to the top floor, where a spacious and inviting bedroom awaits, with characterful beams and a mansard ceiling. This room also benefits from a well-presented en-suite shower room with a modern and sleek design, offering both luxury and convenience to this top-floor retreat.

Outside, the garden is three-tiered and low maintenance. The garden is completely enclosed, providing privacy and a secure environment for relaxation. Whether you enjoy lounging in the sun on the top tier or enjoying the views of the church steeple, this garden offers a peaceful, secluded area that requires minimal effort to maintain. With a few tweaks, you could really do a lot with this space.

To the front and side of the property, there is a sizeable detached garage and spacious driveway. The property is also raised and set back from Church Street.



### LOCATION

Crick is a sought-after village with a vibrant community spirit as 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.

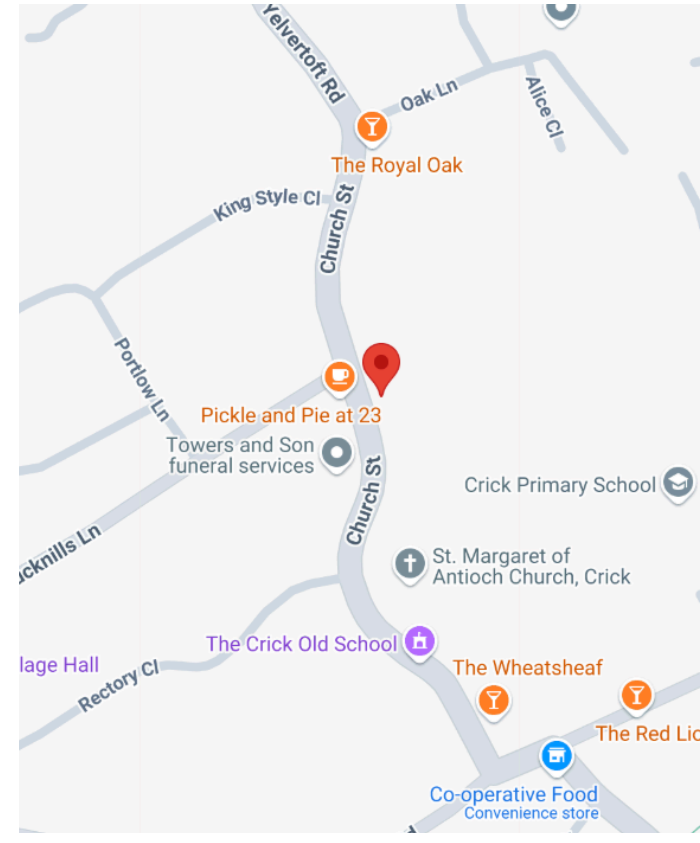
You also have a local Co-op, Post Office, and a choice of three pubs (The Wheatsheaf, Royal Oak, and The Red Lion - all within walking distance). Also, there is the Ex-Servicemen's Club (Crick Club,) which is a great place to have a drink.

*Pickle and Pie* (which is quite literally on your doorstep,) 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. 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 F

*"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."*

