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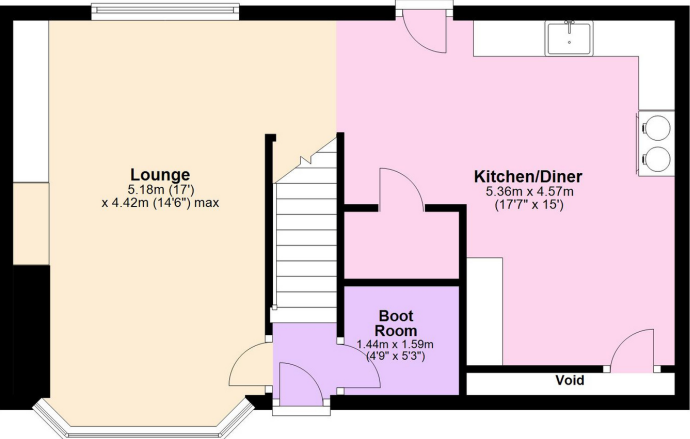
campbells

of Crick

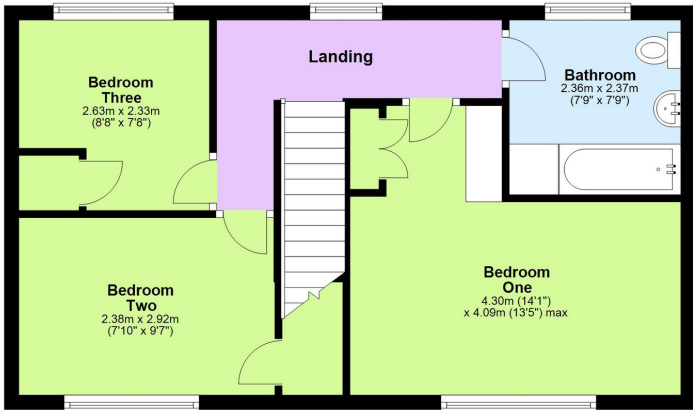


3 Bedrooms | 1 Bathroom | 1 Reception Room | Workshop

Ground Floor












First Floor



WILLOW COTTAGE

CRICK, NN6 7TP

-  Private Rear Garden With Fantastic Cob Outbuilding
-  Plenty of Beautiful Character Features
-  Spacious, Charming Kitchen/Diner
-  Dual-Aspect Lounge with Log Burner
-  Three Bedroom Character Property
-  Very Attractive Village Of Crick
-  Large Boot Room and Pantry
-  Three Double Bedrooms
-  Refitted Bathroom

LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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"Sian and Jamie were excellent throughout the process of myself and my girlfriend purchasing our first home together. Both were very personable yet professional and Sian was always on hand to provide us with accurate information, update us with the status of the process and answer any questions we had. Campbells put us at ease during what is usually deemed quite a stressful process by most - highly recommended!"

**Adam and Georgia
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.



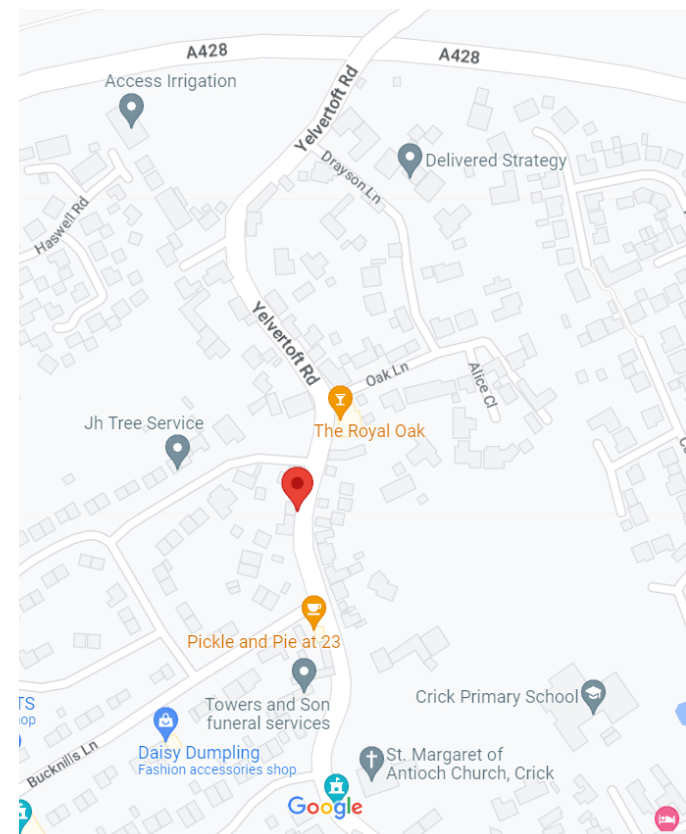
A stunning, Grade II Listed, character property within a lovely, Northamptonshire, village setting

Nestled in the picturesque village of Crick, this stunning three-bedroom, character property is a true gem. Offering plenty of beautiful character features, this charming home boasts an inviting atmosphere that is sure to impress. Willow Cottage used to be a general store and local sweet shop and the property next door used to be the bakery, according to the 'Crick Historic Village Trail' (a very informative local leaflet that you can pick up in the village shops and pubs if you haven't got your free copy.) Downstairs, the dual-aspect lounge features a cosy log burner - perfect for relaxing on those chilly winter evenings (although we won't be having any of those for a while!) The spacious, charming kitchen/diner is perfect for the family and for entertaining guests. It features ample space for lots of cooking. There is a very handy cupboard/pantry which currently hides the fridge/freezer out of the way - very handy. The Esse and the Belfast sink really finish off this delightful room. It's a really good size and so unexpected in an older cottage. Step outside and be greeted by the private rear garden, which is perfect for enjoying the warm, summer months with friends and family as it is west facing (west is best!)

The garden is enclosed by stone and brick walls either side, and ends at the fantastic cob outbuilding that provides the perfect opportunity for additional storage space or even a work from home office; subject to relevant planning permission (and some money spending on it) - it is gorgeous though. Downstairs also provides the large boot room at the front of the property offering plenty of further storage space, ensuring that this home is as much practical as it is characterful. Very handy having this next to the front door for pets and kids. Alternatively, subject to the correct research and regulations, it would make a fantastic downstairs WC. Upstairs, you will find three double bedrooms, providing ample space for family living. The main bedroom has a handy dressing area with built in wardrobes. Bedrooms two and three both have fitted cupboards. The refitted bathroom has been done to a very nice taste. With excellent transport links and a bustling village community, this charming home is the perfect choice for those looking for a peaceful yet convenient lifestyle. The property had a new electrical consumer unit fitted in 2021, as well as a new electric combi-boiler that feeds both the radiators and the hot water in the house.

LOCATION

Crick is a community-based village which stages many popular events such as the Scarecrow Festival and the annual Boat Show. It's the perfect village for families, offering the idyllic village lifestyle with its many walks right on your doorstep, including Cracks 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 a very short walking distance.) There is the Ex-Serviceman's Club (Crick Club) which is a great place to have a drink. Pickle and Pie, the local deli, do a fantastic range of breakfast and lunches to eat in or takeaway. 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, drama, and a local history group. Crick is in the vicinity of many local secondary schools including Guilsborough Academy, Ashlawn, Rugby High School, Lawrence Sheriff, Houlton School and Rugby School. Crick Primary School is a short, safe walk away too. At lot of families move into Crick because it is a family friendly village and the surrounding schools are a huge attraction. Most children in the village attend Guilsborough School however the two highly regarded schools of Lawrence Sheriff and Rugby High School are both grammar schools and can be accessed from the village through the eleven-plus exams.



Council Tax: Band D EPC: Rating N/A

"A beautiful, characterful, village property, which we are certain you will fall in love with!"

