



# ROCKHILL ROAD

Long Buckby, NN6 7PT



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For Sale  
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RICS



# Rockhill Road

Long Buckby, NN6 7PT

Total GIA Floor Area | Approx. 79 sqm (850 sqft)



2 Bedrooms



2 Receptions



1 Bathroom

## Features

- No onward chain
- Village location
- Ideal for commuters
- Great first-time purchase
- Ideal investment property
- Refurbished to a high standard
- Two double bedrooms
- Refitted bathroom and kitchen
- Two reception rooms
- 100ft enclosed rear garden
- Detached garage

## Description

A traditional Victorian mid-terrace retaining many period features including detailed stone lintels, original stripped pine floors and decorative cast-iron fireplaces and refurbished to an extremely high standard. Accommodation includes two double bedrooms, family bathroom, two reception rooms, refitted kitchen, and separate utility. There is also a useful large, detached garage with vehicular access from Station Road.



Rockhill Road is situated in the heart of the Northamptonshire village of Long Buckby which has a good range of shops including small supermarkets, a chemist, a newsagent's and post office, public houses and restaurants.

# The Property

## Sitting Room

The sitting room is accessed from the main front entrance door and features a large four unit double glazed window overlooking the front aspect. This spacious room has high ceilings, typical for this period of property which extends throughout the house. Walls are neutrally decorated and floors comprise original strip pine boards with brass hit-and-miss vents. There is a custom-built meter cupboard with oak worktop to the chimney alcove and heating is provided by a traditional styled column radiator. The feature fireplace is a woodburning stove with oak mantelpiece and slate hearth. An opening leads through to the dining room.

## Dining Room

The centrally located dining room is a large space with feature gas open fire set within a traditionally styled timber surround incorporating a tiled hearth. Original stripped pine floorboards flow through from the sitting room and natural lighting is provided by a modern sash style casement window overlooking the rear aspect. Walls are neutrally decorated and heating is provided by a traditional column radiator. There is a useful understairs cupboard with stripped pine four-panelled door incorporating shelving with white painted brick walls and fitted with lighting and power. A further stripped pine door leads to the first floor accommodation with a lower half landing and loop pile carpet to the treads and risers. There is a large opening which leads through to the kitchen.

## Kitchen

Located to the rear elevation of the property and fitted with a range of shaker style base and wall units, incorporating a sink with chrome mixer tap, a two-door electric oven with a four-burner gas hob, and contemporary extractor hood, and built-in dishwasher. Natural lighting is provided by a sash style window to the side elevation and there is further natural lighting beneath a cambered brick arch to the rear elevation with four-unit window. A part glazed door provides pedestrian access to the patio area. Period features include a brick chimney breast with cambered brick arch and original soot box.



# The Property

## First Floor Landing

The loop pile carpet to the stairs extends through to the first-floor landing. Stripped pine doors open to the bedrooms and family bathroom. Walls are neutrally decorated and there is a large, hinged ceiling hatch with extendable ladder providing access to the roof void.

## Bedroom One

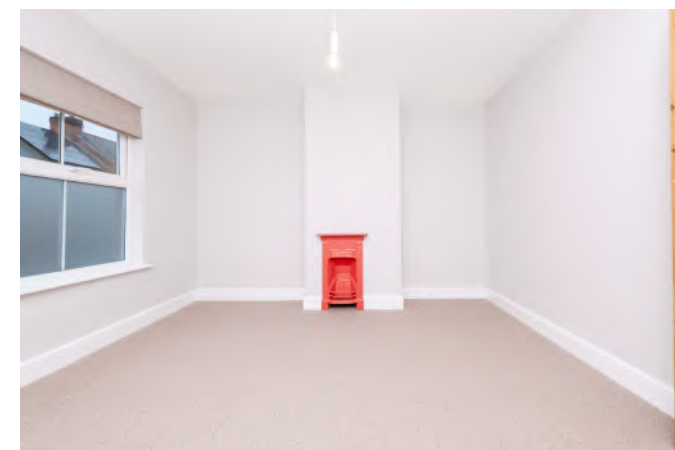
Bedroom one is a good sized double bedroom located to the front of the property with a modern sash style window overlooking the front garden. Floors are fitted with loop pile carpet and walls are neutrally decorated with deep set profile skirtings. There is a traditional cast-iron fireplace, and a plastered ceiling rose has been formed around the central pendant light.

## Bedroom Two

A further double bedroom located to the centre of the property and with matching loop pile carpet and neutrally decorated walls. There is a decorative cast-iron fireplace and natural lighting is provided by a modern sash style window with far reaching countryside views to the rear. There is a useful over stairs storage cupboard with stripped pine door and 3 no. slatted pine shelves.

## Bathroom

Located to the rear elevation of the property and with a part glazed stripped pine door, the family bathroom is refitted with a three-piece suite comprising contemporary 'P' shaped bath with chrome mixer tap and shower over, ceramic wash hand basin with pedestal, and close-coupled WC. There is a purpose built boiler cupboard housing the combination boiler and floors are fitted with oak effect Karndean boards. Natural lighting is provided by a modern sash style window with frosted glazing overlooking the rear aspect. Walls have sage metro tiles above sanitary appliances and a tall ladder towel rail provides heating. Artificial lighting is provided by three spotlights and mechanical extract ventilation has been installed.



# Grounds

## Front Aspect

The property is set back from Rockhill Road with a facing brick front boundary wall with steps leading down to a pathway which extends to the main front entrance door. There is a shallow raised planter with traditional timber sleeper retaining wall and the remainder of the front garden is laid with shingle.

## Rear Garden

The rear garden extends to over 100 ft and includes a good-sized raised patio area with block sets and engineering brick steps leading up to the kitchen and outbuilding. There is a good sized central lawn area with timber sleeper retaining wall and a central pathway which leads to a picket fence with steps leading down to the detached garage / workshop. Boundaries comprise timber close board fencing and there is a vehicular right of way across an alley way running parallel to Rockhill Road.

## Outbuilding

To the rear of the property is a useful attached brick outbuilding beneath a mono-pitch slate roof. There is a full height, double glazed access door. Internally, the outbuilding has been converted to provide a useful utility area with quarry tile floor, neutrally decorated walls, and a sloping ceiling soffit with recessed lights. Natural lighting is provided by a large double glazed fixed window to the rear with quarry tile sill. Slatted timber shelving has been provided and plumbing, power and water supply has been installed for a washing machine.

## Garage

The detached garage / workshop is of concrete sectional construction beneath a corrugated steel roof and has double swing timber vehicular doors and a separate double swing pedestrian door. Power and lighting have been installed.

# Thinking of Selling?

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## Location

Rockhill Road is situated in the heart of the Northamptonshire village of Long Buckby which has a good range of shops including small supermarkets, a chemist, a newsagent's and post office, public houses and restaurants. The village also has its own medical practice and dentist, a library and a good range of sporting clubs and a junior school.

Long Buckby Railway Station, which is within walking distance of the property, has direct links to London Euston and Birmingham New Street and International stations. The village also enjoys excellent road links, making it conveniently accessible to neighbouring towns and cities and an ideal location for commuters.

Long Buckby is surrounded by Northamptonshire countryside, offering numerous opportunities for outdoor activities like hiking, cycling, and bird-watching. The proximity to nature reserves and parks makes it an ideal location for those who appreciate outdoor pursuits and scenic beauty. Long Buckby Wharf adds a picturesque and tranquil charm to the village and is nestled alongside the historic Grand Union Canal. This serene spot is perfect for leisurely walks and enjoying the natural beauty of the waterways.

## Property Information

**Local Authority:** West Northamptonshire Council (Daventry Area)

**Services:** Water, Drainage, & Electricity

**Council Tax:** Band B    **EPC:** Rating C

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



Long Buckby Wharf and the Grand Union Canal



Indicative Block Plan (not to scale)



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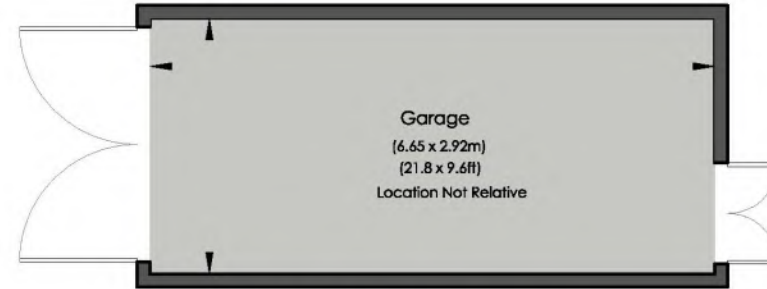
# Rockhill Road, Long Buckby, NN6 7PT



Approximate GIA (Gross Internal Floor Area) Exc. Garage = 79 sqm (850 sqft)

David Cosby Chartered Surveyors & Estate Agents

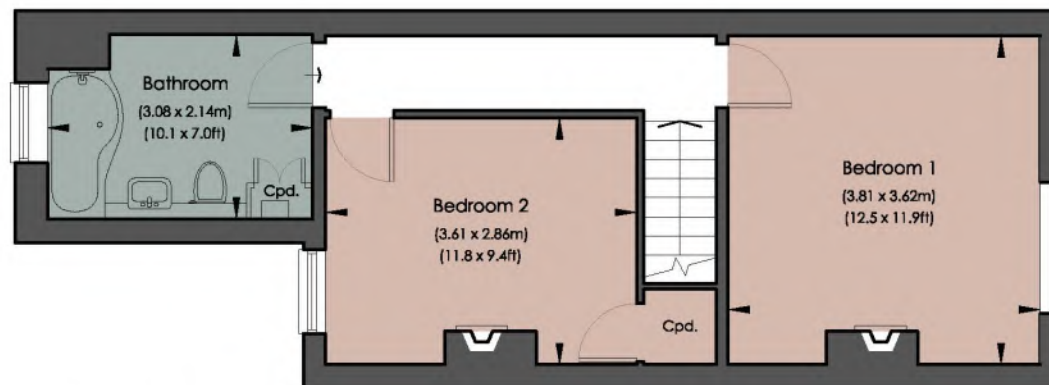
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GARAGE FLOOR GIA = 19sqm (209sqft)



GROUND FLOOR GIA = 41sqm (441sqft)



FIRST FLOOR GIA = 38sqm (667sqft)







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# Thinking of Selling?



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