

Main Street

Lowick NN14 3BH



EXPERIENCE EXCELLENCE



The Old Hay Barn

Tucked away in the heart of the picturesque village of Lowick, The Old Hay Barn is a beautiful barn conversion that seamlessly blends character features with spacious and versatile living. Offering three reception rooms and four double bedrooms, this home is a must see. The current vendors have resided within the property for around six years and have completed many upgrades throughout whilst retaining the original charm. The upgrades include a new oil tank, timber wood store, new windows and doors, new flooring throughout parts of the property, an updated burglar and fire alarm and a new boiler that has been serviced annually.

The property comprises sizeable accommodation throughout including three reception rooms, a study, a large kitchen/breakfast room, utility room, ground floor wet room and guest WC, four double bedrooms, an ensuite bathroom and a three piece family bathroom. Externally, you will find an immaculately maintained garden, generous gated driveway with additional parking beyond the gates and a single garage with an electric remote controlled door.

Lowick is a charming and sought-after village known for its strong sense of community and picturesque surroundings. Residents enjoy a superb local pub and restaurant—The Snooty Fox—as well as a historic church and scenic rural walks right on the doorstep. The nearby market town of Thrapston provides a further range of amenities including boutique shops, a supermarket, schools, a post office, a doctors surgery and much more.







As you approach the property, you are welcomed by a gated gravel driveway offering ample parking and access to a single garage. Double doors lead directly into the dining room-an impressive space ideal for entertaining, with exposed beams, stone walls and ceramic tiled flooring. From here, the home opens up beautifully, blending rustic charm with a warm, inviting atmosphere. A second set of double doors open into the kitchen that has been designed with both style and practicality in mind. The kitchen features a range of cabinetry, exposed timber beams and plenty of space for appliances. There is also room for a breakfast table, if desired. Further appliances, including a washing machine and tumbler dryer can be stored within the utility room that is situated down the hall and also benefits from a large storage room within.

Opposite the utility room you will find the versatile study that could also function as a play room, if required. The heart of the home is the bright and airy sitting room, bathed in natural light thanks to a striking picture window and double doors that frame views of the beautifully landscaped garden. This flowing space features wood-effect flooring and exposed stone detailing, with stairs rising to the first floor. The living room offers a more intimate, cosy setting, centered around a substantial red brick inglenook fireplace with a wood-burning stove. Exposed beams and original stonework add to the room's rustic charm.



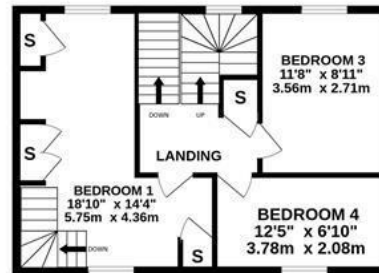
Completing the ground floor accommodation is a wet room and guest WC. Ascending to the first floor landing you are able to access bedrooms one, three and four. The master bedroom features a full wall of bespoke built in wardrobes, a recessed area perfectly sized for a bed and a custom-built dressing table. A private staircase leads directly from the bedroom to a large, light-filled en suite bathroom. The ensuite is fitted with a three piece suite including a bath tub, low level WC and pedestal wash hand basin. Bedroom two and the bathroom are accessible via the second floor landing. The bathroom is also fitted with a three piece suite including a bath tub, low level WC and pedestal wash hand basin. The garden is mostly laid to lawn with gravel borders and an abundance of mature shrubs and flowers. Timber fencing and stone walls enclose the garden, providing privacy. There is also an owned alleyway leading to the road.



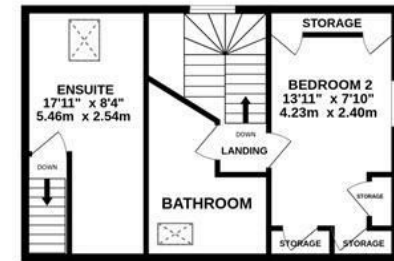
GROUND FLOOR
1384 sq.ft. (128.6 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 2367 sq.ft. (219.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ




Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH



Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	71
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 