



The Old Barn
Strixton | Wellingborough | Northamptonshire | NN29 7PA

THE OLD BARN



The Old Barn in Strixton was formerly in the ownership of Queen Elizabeth II as part of the Duchy of Lancaster estate. This 17th century barn was bought out of the Queens estate in 1995 by the present owners and underwent a cultured conversion to form the fine residence we see today. The conversion works to this grand tithe barn were carried out with the emphasis on the use of natural materials thus retaining as much as possible of the appearance of the original cartsheds and barn.



KEY FEATURES

The Property

A Grade II listed home dating by best records to the early 17th century. After lengthy and painstaking conversion works the owners have produced a fairly unique eight bedroom home currently configured as a five bedroom property with two annexes. The Old Barn stands in 3.5 acres of grounds incorporating gardens, fields and woodland. During the conversion works, the existing character features were retained and improved subsequently aligning themselves with the installation of more refined modern eco features.

The principal dwelling has five bedrooms and five reception rooms. It also has attached a one bedroom annexe and a two bedroom annexe. These buildings create three sides of a gated and walled private courtyard garden at the front of the property.

The Accommodation.

The entrance hall, predominantly in exposed brickwork, accesses a magnificent reception room open to the roofspace with stairs rising to an open mezzanine floor with galleried landing. The original arrow slit windows have been enlarged to encourage additional natural light which is also provided by centrally located glazed doors and windows infilling the former doorway to the barn. This reception room provides a relaxing sitting area and an extensive kitchen/breakfast room. There are two island units, a vast array of cabinets to wall and base levels some of which have glazed fronts. Each island incorporates a sink unit, one being a "Belfast" sink and the other a "Franke" sink. A former brick fireplace houses a gas fired "AGA" oven. Double doors from the kitchen access a formal sitting cum dining room, a predominant feature being the fireplace displaying an impressive arched bressummer beam. The fireplace incorporates a wood burning stove. Additional ground floor accommodation comprises two further reception rooms, a study and utility room.

A principal stairway and secondary spiral staircase access the first floor. Rising to the mezzanine floor from the main reception room there are two bedrooms. One of the bedrooms has a dressing room and en suite with rainwater shower over an omni bath and the additional bedroom is accessed through its dressing room and has a four piece ensuite with bath, walk in shower, WC and washbasin. The spiral staircase opens to a landing with two further bedrooms, one inclusive of a large bathroom with twin wash basins, bath and walk in shower which could be separated if preferred. As you continue along the landing there is a further bedroom accessed by the pulpit steps from a former Methodist chapel. Here there is an en suite cloakroom.

Ascending to the second floor by a wooden spiral staircase there is a good size store and a playroom which could convert to further bedroom accommodation. This room has the benefit of plumbing already in situ should installation of en suite facilities be desired.









SELLER INSIGHT

“ The Old Barn is a superb property set in three and a half acres of garden, grassland, and woodland. It is a beautiful and tranquil green oasis that has been the much loved home of the present owners, Jo and Andrew for the past twenty years. They describe how thirty years ago, as part of an enormous long term project, they bought the farm with all its buildings. They created four properties on the site and once they were sold began work on The Old Barn which was to be their home.

The Old Barn dates from the early seventeenth century and was originally the large tithe barn for the village. It was the jewel in the crown of the site and working to the highest specifications Jo and Andrew created a home that is magnificent throughout. It boasts the finest details and amenities, that blend seamlessly with the original exposed brick walls, the beams and incredible vaulted ceilings.

Natural light floods in through the many windows filling the house with an inviting and positive ambience. Jo says it is impossible to choose a favourite room as there are so many places to sit, relax and enjoy your surroundings. It is wonderful to have the view through the large window where once the carts entered the barn, or open them up to invite the outside in. The beamed 'cathedral' hallway is thirty feet high and has a definite wow factor; whilst on a rainy day you can still enjoy the view to the pond from reclining chairs in the sheltered doorway. There is an enchanting view to the ground floor from the mezzanine level which is yet another superb spot to settle and unwind. Open to the garden in the summer or warmed by a roaring winter fire in the large inglenook, The Old Barn welcomes and accommodates people.

The well equipped country style kitchen is perhaps the busy daily hub of the home, and a great many chatty meals have been enjoyed around the kitchen table, and the owners recall parties for up to sixty people who had the space to dance and mill around. The larder allows for ample storage when catering for guests who will be delighted by the charming character and visual pleasures in every room.

Andrew explains that the garden is a mix of the courtyard garden, a well stocked kitchen garden and a woodland of over five hundred trees, many of which the family have planted. You have the choice of a morning coffee in the sunny courtyard, with its pond and planters or strolling through the woodland, watching the busy wild and bird life. Whatever you choose the garden is an idyllic setting for casting off the stress of a working day.

Strixton is a small and friendly community between Wellingborough and Milton Keynes which gives you the best of town and country living. The Old Barn is one minute from the main road, and it is under a half an hour to Milton Keynes for a good train service into London Euston in 32 mins. There are trains from Wellingborough station to London St Pancras in under an hour some 10 mins drive and Wellingborough private school also catering from nursery at aged three to 18 years. There are major supermarkets within minutes of the house and Rushden Lakes is a fifteen minute drive away. There are beautiful countryside walks through the Northamptonshire countryside.

Andrew and Jo are going to miss the luxury of space and the enchanting vies from the barn, but they take away many very happy memories.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















KEY FEATURES

There are two annexe facilities attached to the property. One annexe has an open plan kitchen/dining/sitting room from where two sets of glazed doors open to a private garden area. This large room has a vaulted ceiling, "AGA" and separate gas hob. The bedroom also has a vaulted ceiling sand doors to the garden. The accommodation in this annex is completed by a bathroom and utility area. Currently let at a figure of £1,100 monthly this could continue or be used by staff such as an au pair or gardener.

The second annex has two bedrooms and similarly an expansive open plan kitchen/dining/sitting room with feature fireplace and "Raeburn Royale" wood burning stove. Step down to one bedroom and step up to the other which is the main bedroom and where the bed is interestingly located on a raised dais. Various wardrobes and cupboards are arranged around the annex. A family bathroom completes the accommodation.







OUTSIDE

The courtyard garden has a raised ornamental pond and specimen trees. Hard landscaping provides parking and paved seating areas. The garden to the rear is mainly lawn with mature trees and hedging providing screening. Further there is a large area of vegetable garden and wooded area. A right of way lies to the edge of the plot which is secluded from the rest of the plot by a hedge.



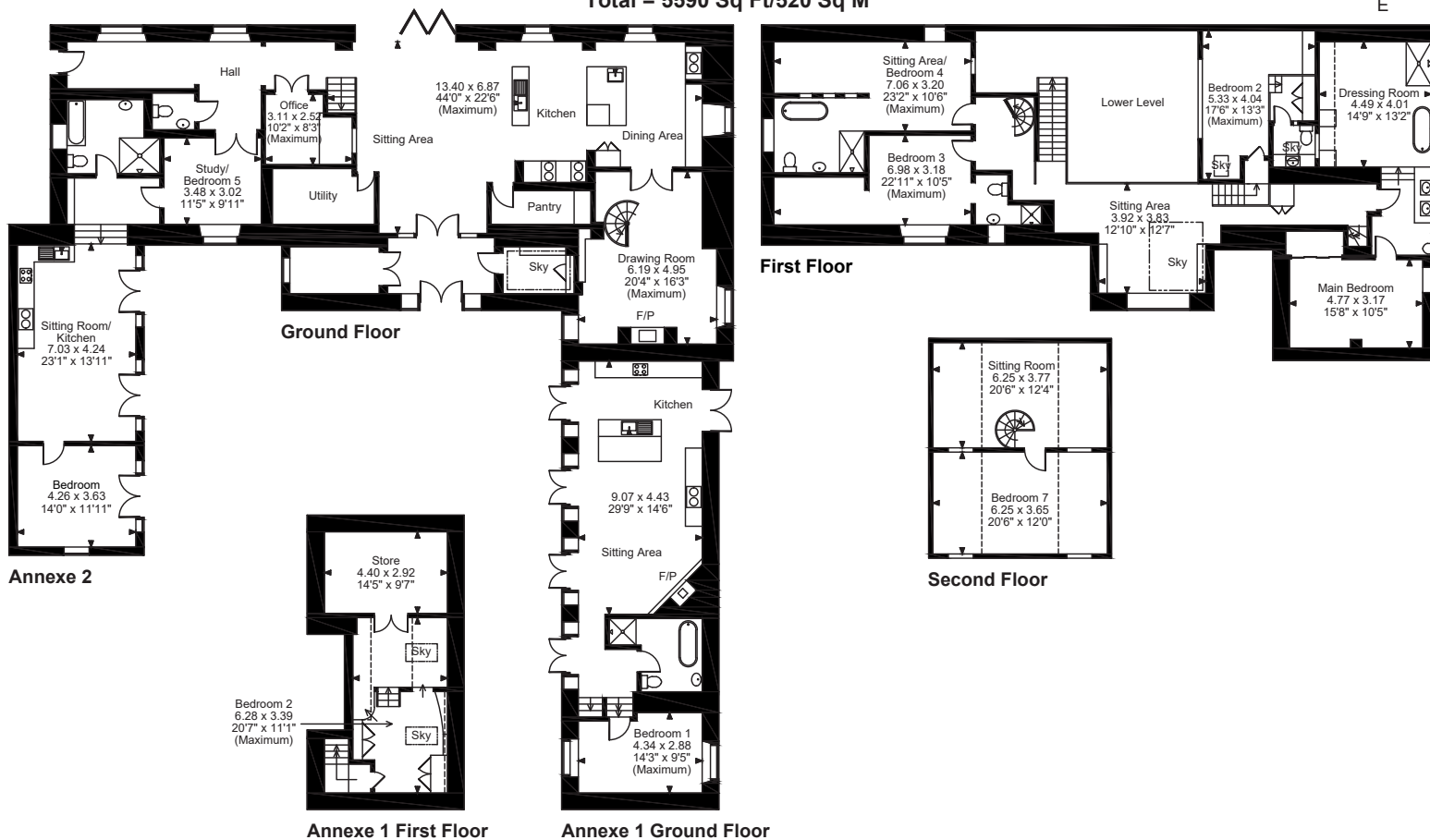
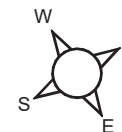
INFORMATION

The property provides a ground source heat pump for the underfloor heating, an array of solar panels in the grounds, and a Klargestar Titan bio digester. These assist in giving it an energy efficiency rating of band B.

Guide price £1,500,000



The Old Barn, Strixton, Wellingborough
Approximate Gross Internal Area
Main House = 3841 Sq Ft/357 Sq M
Annexe 1 = 1084 Sq Ft/101 Sq M
Annexe 2 = 665 Sq Ft/62 Sq M
Total = 5590 Sq Ft/520 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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