



Malt Kiln House  
6A School Lane | Eydon | Daventry | Northamptonshire | NN11 3PH

# MALT KILN HOUSE

*Rare opportunity to own a charming stone-built family home with a stunning annexe in a private Eydon location. 2705 sq ft of open-plan living, 4 double bedrooms, and an annex currently used as an Airbnb let. Beautiful gardens and ample off-road parking.*







# KEY FEATURES

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## Accommodation summary

Nestled in a discreet and private location within the charming village of Eydon, this exquisite stone-built family home presents a rare opportunity to acquire a residence of exceptional versatility and style. Offering 2705 sq ft of thoughtfully designed living space, the property seamlessly combines traditional character with contemporary open plan living.

From the moment you step through the solid wood door under the inviting storm porch, the attention to detail is evident. The spacious entrance hall, adorned with elegant Travertine marble flooring, provides a warm welcome, leading to a generous cloakroom and a stunning kitchen/dining/living area. The open-plan layout creates a sociable hub, perfect for modern family living, with French doors opening onto the beautifully maintained gardens.

The heart of the home is the dual aspect living room, a bright and airy space featuring a striking multi-fuel burner set upon a stone hearth. Adjacent to this is a versatile office/games room – a spacious and adaptable area that could also serve as a fifth bedroom, gym, or playroom, complete with underfloor heating and access to the annexe.

















# SELLER INSIGHT

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*From the moment we first laid eyes on this home, we were captivated by its idyllic setting in the picturesque village of Eydon. Nestled back from the road along a charming 100ft gravel drive, the property offers an enchanting sense of privacy, complemented by a beautifully landscaped garden that has become our own private sanctuary.*

*Inside, the home exudes a warm and cosy atmosphere. With generously proportioned living spaces both indoors and out, it has been the perfect family haven. We particularly love the open-plan ground floor, which seamlessly connects the living areas and creates a welcoming space for gatherings.*

*The addition of a luxurious annex, originally designed for a grandparent, has provided the ideal guest accommodation or independent living space, complete with a spacious lounge, kitchenette, and a serene view of the garden. Currently, it serves as a successful Airbnb retreat, generating over £1,000 of income per month and ranking among the top 1% of listings.*

*Eydon itself is a quintessential English village, steeped in character with its striking ironstone architecture. The sense of community here is remarkable, with a bustling village hall, a friendly pub, and a variety of community groups and activities. We've spent many weekends on the local sports field, watching cricket matches, enjoying the outdoor gym, or simply strolling along the many picturesque walking routes.*

*Our garden has been a focal point for family gatherings and celebrations, comfortably hosting up to 100 guests for festive occasions and summer parties. With its walled perimeter, it offers a sense of seclusion while still being at the heart of village life. The patio provides a delightful space for alfresco dining, with areas of both sun and shade throughout the day.*

*Over the years, this house has adapted beautifully to our evolving needs. From raising our children to hosting our elderly parents, the versatile layout and tranquil atmosphere have provided a calm and connected lifestyle.*

*Life in Eydon offers the perfect blend of country living with modern conveniences. Excellent broadband connectivity ensures that we can work remotely with ease, while the M1 and M40 provide swift access to surrounding towns and cities. Local amenities are just a stone's throw away – a highly regarded GP practice, NHS dentists in Banbury, and a trusted local vet in the neighbouring village.*

*Living here has been a truly enriching experience – a home that has supported three generations of our family and offered a tranquil yet vibrant lifestyle. We often say that Eydon provides all the charm and beauty of the Cotswolds, without the hustle and bustle of tourists. Whoever becomes the next custodian of this property will not only acquire a wonderful home but also a lifestyle that is both relaxed and deeply connected to the surrounding countryside and community*

\* 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.

Upstairs, the first floor boasts four well-appointed double bedrooms, including a luxurious principal suite with a dressing room and a stylish en suite shower room. The family bathroom continues the home's theme of understated elegance, with modern fixtures and fittings.

A stunning addition to the property is the self-contained annexe, currently operating as a successful Airbnb with glowing five-star reviews. With its own entrance, the annexe comprises a light-filled living/kitchen area with a vaulted ceiling and lantern roof light, a spacious bedroom with built-in wardrobes, and a beautifully appointed bathroom. Underfloor heating throughout ensures year-round comfort, while French doors open onto the garden's private patio area – an ideal spot for alfresco dining.





















Outside, the property is surrounded by well-maintained gardens to three sides, offering a tranquil haven with well-stocked borders and a substantial paved patio—perfect for entertaining or simply enjoying the peaceful setting. A gravelled driveway provides ample off-road parking for multiple vehicles, accessed via a stone-pillared entrance, further enhancing the sense of privacy and exclusivity.

This is a truly exceptional home, combining the allure of a quintessential village setting with the comfort and flexibility of modern living, making it an ideal retreat for those seeking a lifestyle that is both connected and serene.











# LOCATION

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Eydon is a quintessential Northamptonshire village, celebrated for its captivating ironstone architecture and welcoming sense of community. Enveloped by the rolling countryside, it offers the perfect blend of rural tranquillity and vibrant village life.

At its heart lies the historic village hall, a hub of activity hosting a variety of events and social gatherings that bring residents together. The local pub serves as a charming focal point, where locals and visitors alike enjoy hearty meals and warm hospitality. Eydon also boasts a well-maintained sports field, complete with a cricket pitch, outdoor gym, and children's playground – ideal for family recreation and leisurely afternoons.

Nature lovers will relish the abundance of walking routes that wind through the surrounding countryside, offering idyllic views and plenty of opportunities for outdoor exploration. For those seeking a more leisurely pace, the village's farm and wine shop provide a delightful spot to pick up local produce and speciality items.

Despite its rural setting, Eydon remains exceptionally well-connected, with fast broadband and easy access to both the M1 and M40, making it an ideal base for those seeking the best of both worlds – the charm of country living without sacrificing connectivity and convenience.

For families, the village offers excellent schooling options with reputable primary and secondary schools nearby, including independent educational facilities. Healthcare is equally accessible, with a respected GP practice in a near by village and NHS dental services in nearby Banbury.

Eydon is more than just a location – it's a lifestyle. It's a place where neighbours greet one another by name, where local events create lifelong memories, and where the beauty of the countryside is always just outside your door.







# INFORMATION

## Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band - Main House F, Annex A.

Local Authority - West Northamptonshire Council.

Property Construction – Standard Construction - Stone and Tile.

Electricity Supply - Mains Electricity Supply

Water Supply – Mains Water Supply

Drainage & Sewerage – Mains Drainage & Sewerage

Heating – Oil Fired Central Heating. There will be maintenance costs involved – please speak with the agent for further information.

Broadband – FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area – we advise you to check with your provider.

Parking – There is off road parking for approximately 3-4 vehicles.

Special Notes – Shared driveway – please speak with the agent for further information. There are covenants on the property – please speak with the agent for further information.

## Directions

Postcode: NN11 3PH

What three words: ///otherwise.fruits.helps

## Viewing Arrangements

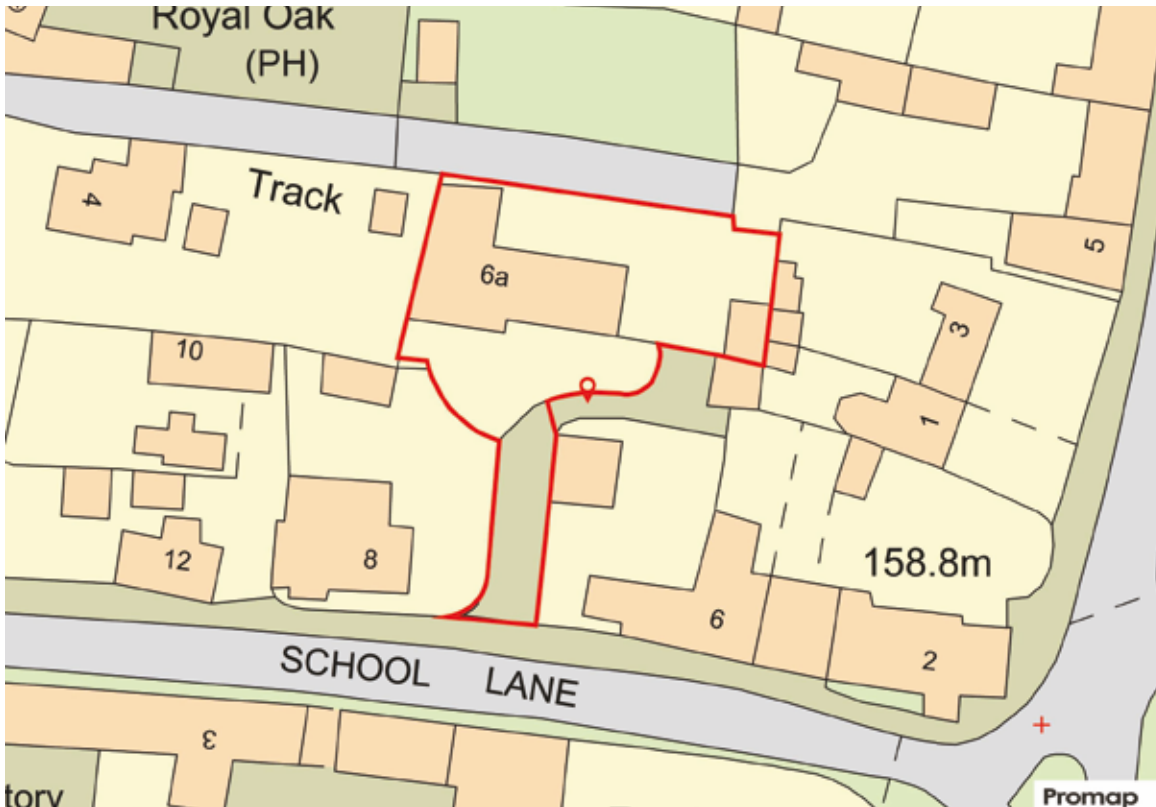
Strictly via the vendors sole agent, Graham Lee, on Tel Number 0777 337 2667

## Website

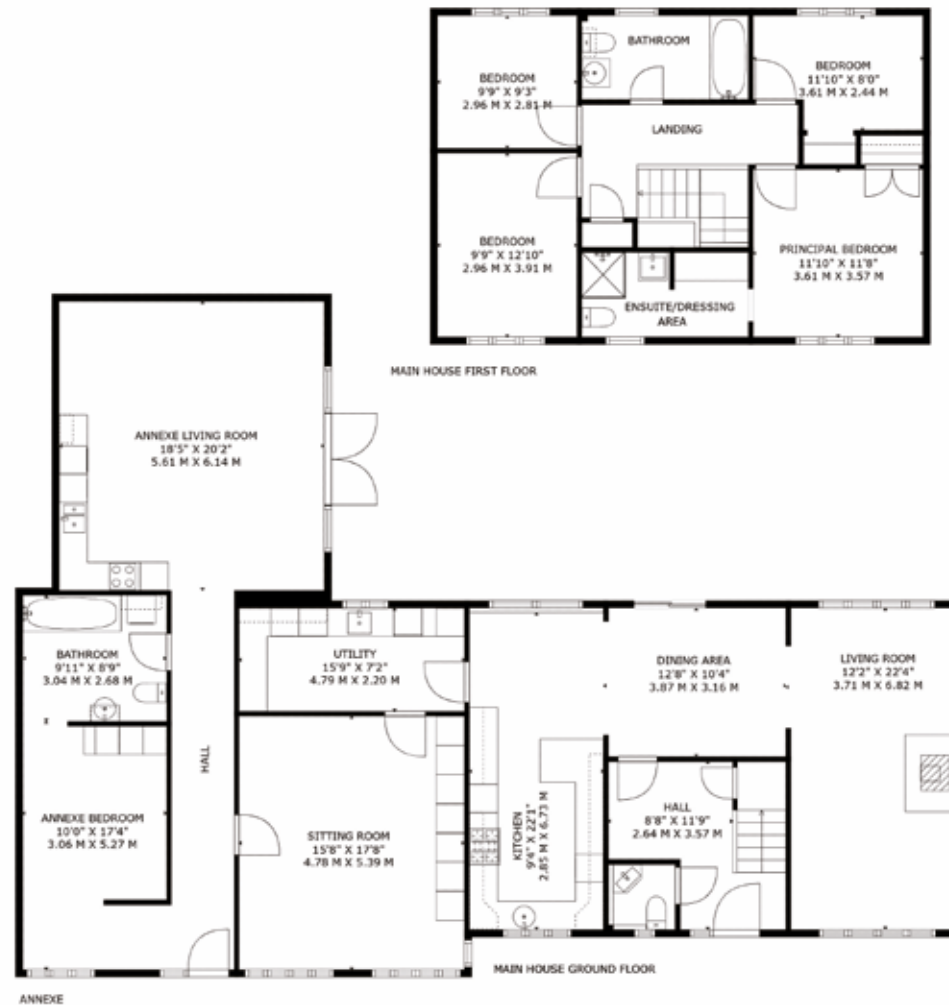
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

## Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only







GROSS INTERNAL AREA: 2705 sq ft, 251 m<sup>2</sup>

OVERALL TOTALS: 2705 sq ft, 251 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		







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GRAHAM LEE

PARTNER AGENT

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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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