



Stockmans Barn, Park Hall Farm, Heathencote, Northamptonshire, NN12 7LD

HOWKINS &
HARRISON

Stockmans Barn, Park Hall Farm,
Heathencote, Northamptonshire,
NN12 7LD

Guide Price: £695,000

Dating back to the 17th Century, this charming and characterful converted barn is privately situated within the hamlet of Heathencote, yet within easy reach of the historic market town of Towcester. Extending to approximately 1,683 sq ft, the accommodation has been extensively and sympathetically restored to a high level and presents full of charm; to include a kitchen/dining room, sitting room, family/dining room, utility/boot room and cloakroom, study, four bedrooms and two bathrooms. The property enjoys an enclosed south/westerly facing garden, a double garage, and gated driveway parking.

Features

- 17th Century converted barn.
- Beautifully updated by the current owners
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Kitchen/dining room
- Sitting room and family/dining room
- Utility/boot room and cloakroom
- Double garage, enclosed garden, and driveway parking
- Energy rating E



Location

Heathencote is a historic rural hamlet conveniently close to the market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters Sports Club, golf at Silverstone and Whittlebury Hall, water sports at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone. Spa facilities are available locally at Whittlebury Hall and Fawsley Hall.



Ground Floor

Entrance hall with cloakroom, leading to the stunning kitchen/dining room recently refitted to include a range of units and integrated appliances. From the kitchen is the cosy sitting room, with a feature fireplace and French doors leading to the patio and garden beyond. There is a further family/dining room, also with a feature fireplace, parquet flooring, and French doors leading to a patio seating area at the front of the property. Off the entrance hall is also a utility/boot room with ample storage and a doorway to the garden.

First Floor

The first-floor landing has vaulted ceilings with velux windows and a storage cupboard. The master bedroom benefits from an en-suite shower room and built in wardrobes. There are three further bedrooms, one of which is currently used as a dressing room, and a family bathroom.





Outside

The property is privately situated within Heathencote, approached by a gated gravel driveway providing access to the double garage. At the front of the property is a sheltered patio seating area.

The south/westerly facing garden is fully enclosed offering a high degree of privacy, mostly laid to law with mature shrubs and borders, with two patio seating areas. A doorway from the patio leads to the useful outbuilding, currently used as a home office, and another doorway provides access from the garden into the garage, which benefits from power and lighting.

Extending to approximately 1,683 sq ft, the accommodation is full of charm and enjoys an enclosed south/westerly facing garden, a double garage, and gated driveway parking.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

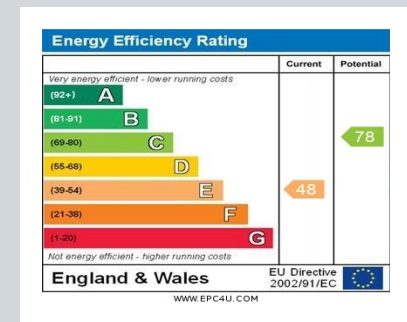
Services

The following services are connected to this property: electricity, water, and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy, and availability of mains services. Oil fed boiler.

Tenure: Freehold

Local Authority- West Northamptonshire Council

Council Tax Band - F



Heathencote, Towcester, NN12

Approximate Area = 1683 sq ft / 156.3 sq m

Garage = 377 sq ft / 35 sq m

Total = 2060 sq ft / 191.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1289369

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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