



Bramley Barn, Cuttle Mill Lane, Paulerspury, Northamptonshire, NN12 7LZ

HOWKINS &
HARRISON

Bramley Barn, Cuttle Mill Lane,
Paulerspury, Northamptonshire,
NN12 7LZ

Guide Price: £900,000

A truly superb, single storey converted barn complete with, and overlooking, a total plot of nearly seven acres. The barn provides flexible accommodation totalling in excess of 2,000 sq ft, and provides the potential for a self-contained annexe. The property occupies a secluded position, on the very edge of the village with far-reaching rural views, the first seven acres of which belong to Bramley Barn. Perfect as an equestrian property, a smallholding or many other uses.

Features

- Superb barn conversion
- 2,000 sq ft of flexible accommodation
- Potential for annexe
- Nearly seven acres
- Predominantly pasture with some woodland
- 300 sq ft outbuilding
- Views over own land
- Far reaching rural views beyond
- Potential equestrian property
- Within an hour to London Euston
- EPC Rating: C



Location

The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors' surgery, church, village hall and public house. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 55 minutes respectively.

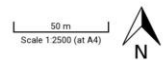
Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

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Accommodation

The property is approached via a covered porch which opens into the entrance hall which has a small study and shower room off. The principal kitchen / dining / sitting room is a huge 726 sq ft with glazed doors and bi-fold doors opening onto the terrace and deck affording superb views. At one end there are two bedrooms, with the main being en-suite, at the other is the potential annexe with various rooms combining to make flexible accommodation.





Outside

Approached discreetly through double electric gates the plot opens to a superb rural vista with gently undulating pastureland and areas of maturing woodland. The total plot is just under seven acres and offers great potential for a variety of uses. At the Western boundary is a natural stream.



Agents Note

It is the vendors intention to insert a Development Uplift Clause in the sale contract, in the sum of 30% of the uplift in value over 25 years. This will be triggered by Planning Permission being granted for additional property (ies). We recommend you seek professional advice on this point before making a legal commitment to purchase.





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

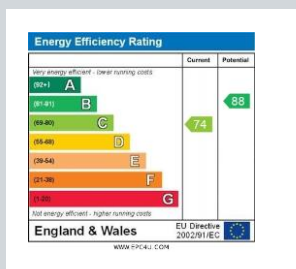
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



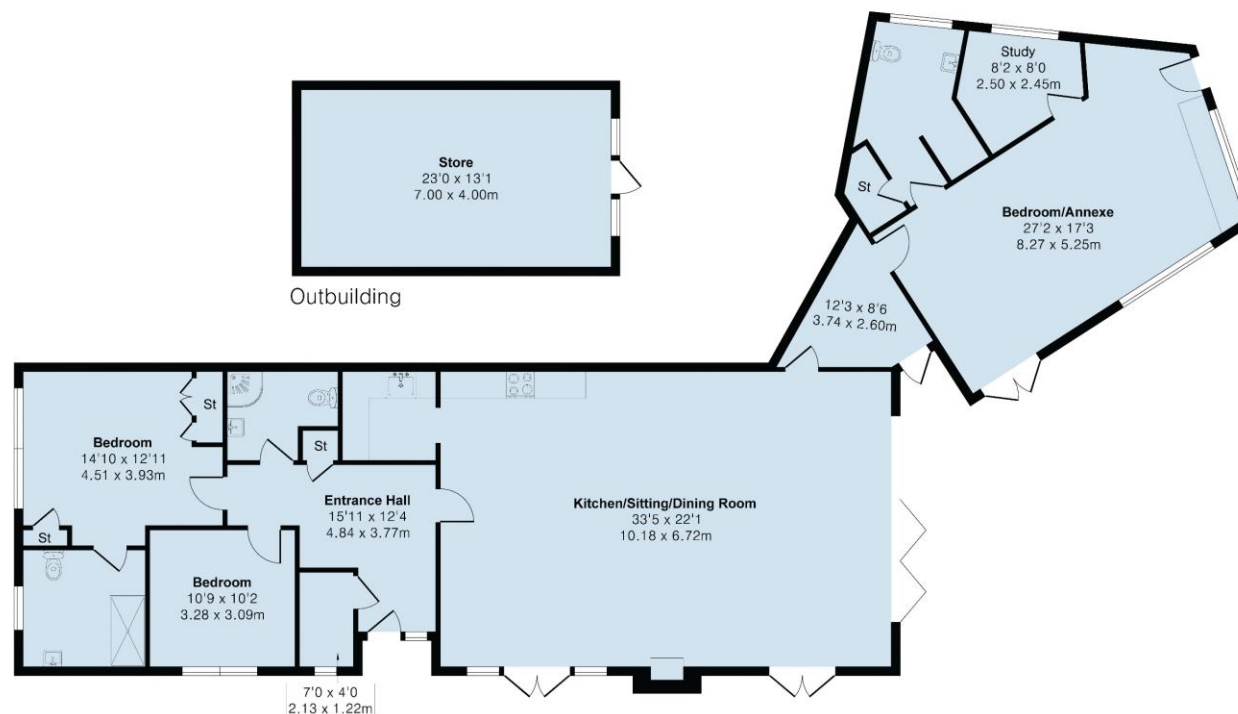
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**Approximate Gross Internal Area 2001 sq ft - 186 sq m
(Excluding Outbuilding)**

Outbuilding Area 301 sq ft – 28 sq m



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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