



The Granary, Wood Burcote, Northamptonshire, NN12 6JR

HOWKINS &
HARRISON

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Guide Price: £1,295,000

A substantial detached, character filled barn conversion complete with self-contained annexe and Planning Permission for a separate four bedroom detached house in the garden. The spacious accommodation extends to four bedrooms and three bathrooms in the main house, plus a further two bedrooms and two bathrooms in the annexe. There are numerous ground floor reception rooms, and whilst the annexe is self contained, there is a connecting door to the main house allowing for flexible accommodation.

Features

- Substantial, detached barn conversion
- Self-contained annexe
- Over 3,350 sq ft accommodation
- Six bedrooms & Five bathrooms
- Detached office pod / outbuilding
- Permission for additional four bedroom house
- S/2016/1398/FUL
- Extensive parking
- Large single garage
- Generous west facing gardens
- EPC Rating: E



Location

Situated within walking distance of the thriving 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 Towcestrians 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.



Ground Floor

The beautiful, central, dual-aspect, galleried reception hall, has a cloakroom off, and leads through to the dining room, which is open-plan to the well appointed kitchen, beyond which is the utility room. To the other side of the hallway is the large sitting room with inglenook fireplace complete with woodburner, there is a compact study off. There is a door leading from the sitting room to the annexe.

First Floor

The stunning galleried landing opens to four generous bedrooms, two of which are en-suite, and a family bathroom.

Self-Contained Annexe

If choosing the front entrance, this opens into the spacious kitchen / dining / sitting room with vaulted ceiling and beams, leading through to the inner hallway off which are the utility room, cloakroom and two en-suite double bedrooms.





Outside

Situated at the very end of a no-through road, gated access opens to the long gravelled driveway, to the left hand side of which would be the site of the new four bedroom house, if electing to build. Another gate opens into the courtyard parking area, with plentiful hardstanding and access to the large single garage. There is a multi-purpose office pod / outbuilding, with power and light connected. The lawned gardens lie to the South side of the annexe, and to the west side of the barn.

Agents Note

Planning Permission has been granted by West Northants Council, (South Northamptonshire Council as was), under reference S/2016/1398/FUL for a detached four bedroom house with the accommodation extending to 147 sq mts / 1,582 sq ft. We understand that the property is liable to CIL, (Community Infrastructure Levy), however the planning has already been implemented and a self-build exemption granted. We advise any prospective purchasers to seek professional guidance on this point before committing 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

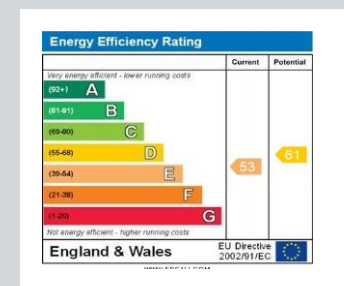
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services. 2 oil fed boilers. Propane gas to hob.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - G



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Wood Burcote, Towcester, NN12

Approximate Area = 2430 sq ft / 225.7 sq m

Annexe = 925 sq ft / 85.9 sq m

Garage = 331 sq ft / 30.7 sq m

Outbuilding = 129 sq ft / 11.9 sq m

Total = 3815 sq ft / 354.2 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1376697

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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