

Property Details

Court House, Court Yard Lane,
Badby, Northamptonshire, NN11 3AX

Offers in Excess of **£500,000**



Property Photos

Court House, Court Yard Lane, Badby, Northamptonshire, NN11 3AX



Creation Date

29/05/2025

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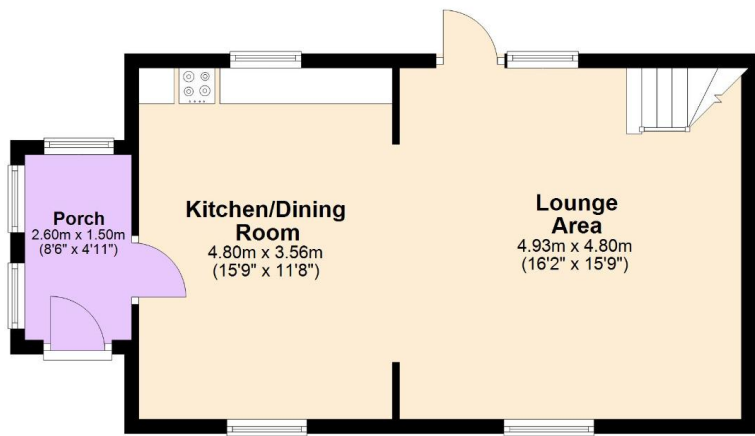
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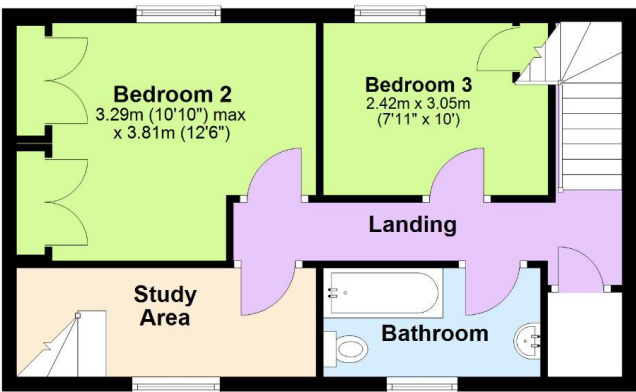
Property Floor Plans

Court House, Court Yard Lane, Badby, Northamptonshire, NN11 3AX

Ground Floor



First Floor



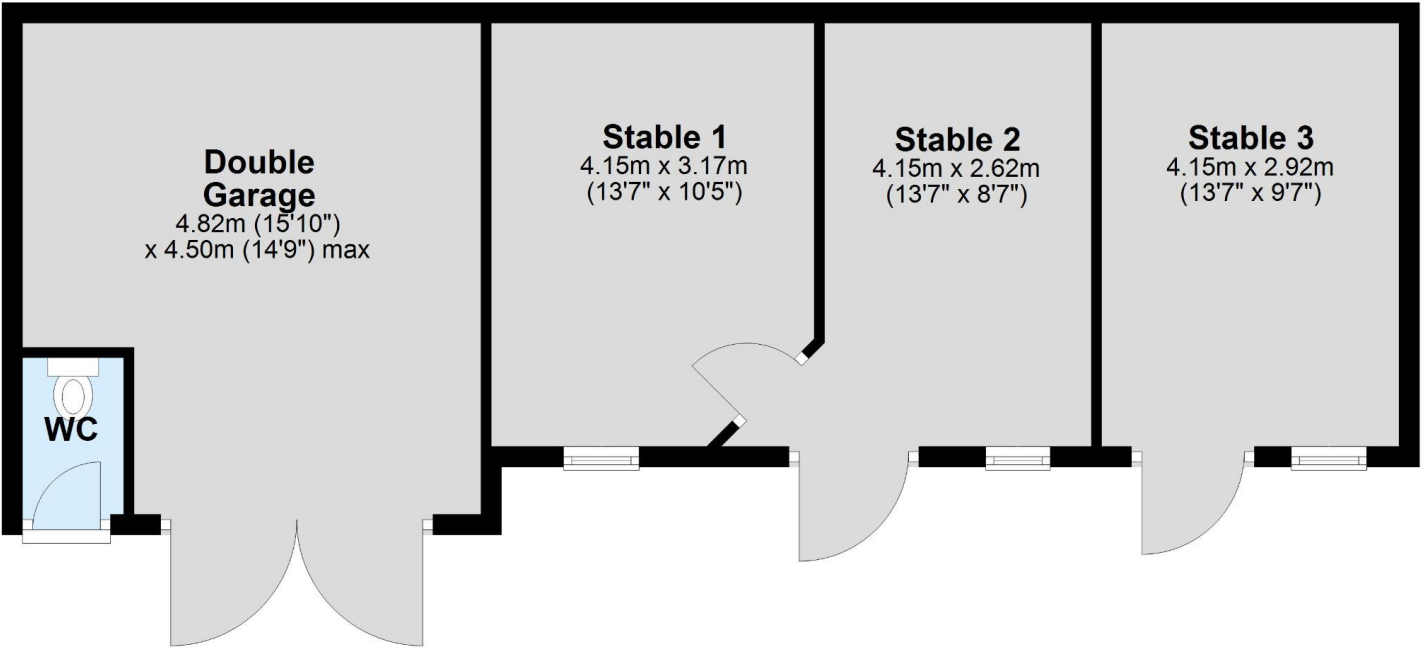
Second Floor



Property Floor Plans

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Ground Floor



Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Electric Mains
Broadband
-
Accessibility
-
Restrictions
-
Condition
Some work needed
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Offers in Excess of

Price

£500,000

Land Size

4 acres

Age of Property

-

Year Built

-

New Home

No

Property Features

Court House, Court Yard Lane, Badby, Northamptonshire, NN11 3AX

Feature 1

Three Bedroom Stone Cottage With Further Potential

Feature 2

Approximately Three Acres Of Pasture Land

Feature 3

Three Stables & Further Potential

Feature 4

Tucked Away At The End Of A Private, No Through Road

Feature 5

The Accommodation Is Set Over Three Floors

Feature 6

Open Plan Ground Floor Layout

Feature 7

Gated Access To Ample Off Road Parking

Feature 8

Double Garage With Electric & Lighting

Feature 9

Located In The Highly Regarded Northamptonshire Village Of Badby

Feature 10

Opportunities Like This Are Very Rarely Available

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Three Bedroom Stone Cottage With Land For Sale In Badby

Three Bedroom Stone Cottage With Land For Sale In Badby

This is a rare opportunity to purchase a three bedroom stone cottage with approximately three acres of pasture land, and stables in the sought-after village of Badby with no upper chain and plenty of further potential.

One of the property's most significant assets is the expansive three-acre plot of pasture land, providing limitless opportunities. Whether you dream of starting a smallholding, grazing horses or other livestock, or simply enjoying the tranquil beauty of the countryside, this could be your perfect setting. The property also boasts three stables, offering further potential for equestrian enthusiasts, as do the local bridleways which are perfect for days out hacking.

Tucked away at the end of a private no-through road, this charming stone cottage offers a wealth of possibilities. Located in the highly regarded Northamptonshire village of Badby, opportunities like this are rarely available.

As you approach the property, the beautiful stone facade gives this home a unique and charming appeal. The accommodation is spread over three floors, providing ample space for relaxation and entertainment.

The ground floor boasts an open-plan layout, creating a seamless flow between the living, dining, and kitchen areas. The exposed wooden beam over the large inglenook fireplace with a feature gas fire adds to the warm and inviting charm of this cottage.

On the first floor, where you will find two generously sized bedrooms each offering a peaceful sanctuary for rest and relaxation, there is also a family bathroom and a walk through office area which offers access to the second floor. The second floor is dedicated

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to the large vaulted ceiling master bedroom and a currently a huge walk in wardrobe, however this area offers plenty of further potential.

For car enthusiasts or those in need of ample storage space, the double garage provides a secure and spacious area. With electric and lighting already in place, the possibilities are endless, whether it be for housing vehicles, creating a workshop, or storing outdoor equipment, there is also a useful outside WC.

Badby is a quiet and sought-after village, offering a peaceful lifestyle while being within easy reach of nearby towns and amenities. With excellent transport links and reputable schools in the vicinity, this location is highly desirable for families.

The village is nestled amongst hills in a small valley and is formed by a collection of Northamptonshire ironstone properties and cottages next to the historic Badby Woods which is famous for its bluebells in the spring.

The popular Maltsters Country Pub is within easy walking distance from the property and a fantastic place to have a meal. The village also has a highly regarded primary school which is very popular with the surrounding villages. There is also work currently being done to open a new cafe in the village called 'The Bluebell Cafe' which will hopefully be opening soon..

The local area around the village benefits from countless country walks and Badby woods is also only a 10 minute walk away.

If you are a keen golfers, the De Vere Hotel is about three miles away offering approximately 150 acres of peaceful parkland and includes a leisure club, gym, swimming pool and of course, a popular De Vere 18 hole golf course.

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Being just off the A361 this lovely village offers good commuter links and is within easy reach of the M1, M6 and M40 motorways you really do have the best of both worlds.

The village is just a ten minute drive from Daventry and twenty minutes from Banbury where you will find plenty of local amenities and Banbury Railway station.

Don't wait opportunities like this do not come up often, Call us today for further information or to book a viewing at one of ours scheduled viewing events.

Tenure - Freehold

Council Tax Band - E

EPC Band - F

The Room Measurements for this property are:

Porch

2.60m (8'6") x 1.50m (4'11")

Kitchen/Dining Room

4.80m (15'9") x 3.56m (11'8")

Lounge Area

4.93m (16'2") x 4.80m (15'9")

Bedroom 3

3.05m (10') x 2.42m (7'11")

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Bedroom 2

3.81m (12'6") x 3.29m (10'10") max

Study Area

4.21m (13'10") x 1.53m (5')

Second Floor

Bedroom 1

6.90m (22'8") x 3.82m (12'6")

Walk-in Wardrobe

3.82m (12'6") x 2.25m (7'5")

Outside

Double Garage

4.82m (15'10") x 4.50m (14'9") max

Stable 1

4.15m (13'7") x 3.17m (10'5")

Stable 2

4.15m (13'7") x 2.62m (8'7")

Stable 3

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4.15m (13'7") x 2.92m (9'7")

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