

New Cross Farm House, Great Brington



RICHARD  GREENER



New Cross Farm House

Great Brington

£925,000

Set in one of Northamptonshire's most sought-after locations, this beautifully presented four-bedroom farmhouse blends character, charm, and modern living. Lovingly renovated by the current owners, the property has undergone substantial improvements and benefits from full planning permission to extend an additional 1,000 square feet, offering incredible potential

Accommodation

Ground Floor: Reception Hall | Living Room | Dining Room | Snug/Playroom
| Kitchen | Utility Room | WC

First Floor: Landing | Bedroom One | Bedroom Two | Bedroom Three |
WC | Family Bathroom

Second Floor: Bedroom Four | Ensuite Shower room

Outside: Barn | Front and rear Gardens | Store | Parking

2,618 Square Feet

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Description

The current accommodation comprises a welcoming entrance hall, a spacious living room, formal dining room, country-style kitchen, snug/playroom, utility room, and WC. Upstairs, the first-floor features three generous bedrooms, a family bathroom, and an additional WC.

The second floor offers a private fourth bedroom complete with an en-suite shower room, perfect as a guest suite or principal retreat.

Outside, the property boasts extensive, mature south-facing gardens that enjoy all-day sunshine, a further rear garden with an outdoor store, secure off-road parking via electric gates, and access to a versatile 500 sq ft barn.

Planning permission includes a striking oak and glass extension designed to create a spacious, contemporary open-plan living area while preserving the home's original character features.

Notably, the farmhouse is not listed, providing rare flexibility for future enhancements. This is a truly unique opportunity to acquire a character-filled home with room to grow, ideal for those seeking country living with modern potential.









Planning Permission

There is full planning permission for a conversion and alteration to the existing outbuilding, construction of single single-storey glazed link extension and single-storey rear and side extension. Planning Ref: WND/2021/0872

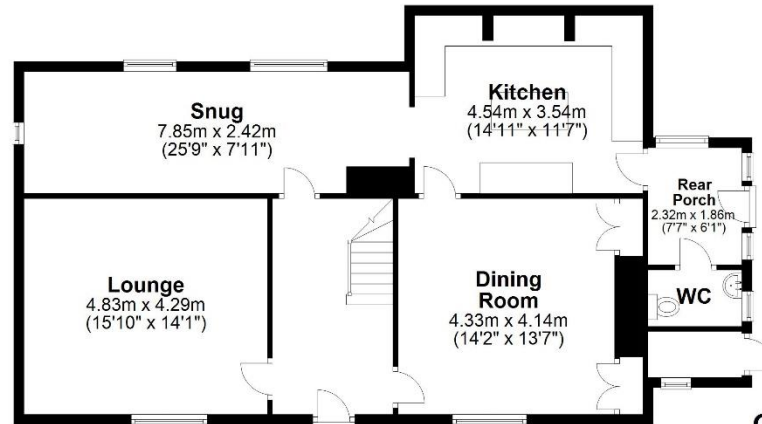
Outside

This garden is a stunning example of classic English countryside elegance. Framed by mature trees and vibrant, well-established planting, the space feels both peaceful and private. Winding pathways meander through thoughtfully landscaped beds filled with a variety of shrubs, flowering plants, and ornamental trees, creating year-round interest and colour. The expansive lawn offers an ideal setting for outdoor entertaining, family activities, or simply enjoying the natural beauty that surrounds the home. A charming stone wall and rustic boundary elements enhance the sense of timeless character. This garden is not only a tranquil retreat but also a beautifully curated extension of the home, perfect for those who appreciate nature, gardening, or simply unwinding in a serene setting.



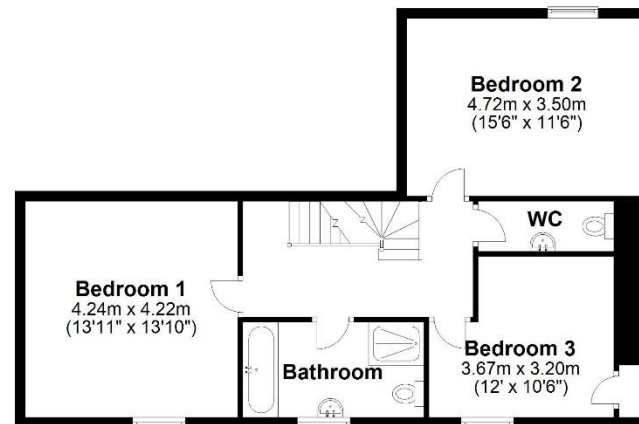
Ground Floor

Approx. 97.6 sq. metres (1050.9 sq. feet)



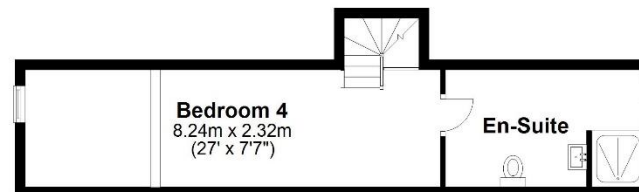
First Floor

Approx. 69.8 sq. metres (751.6 sq. feet)



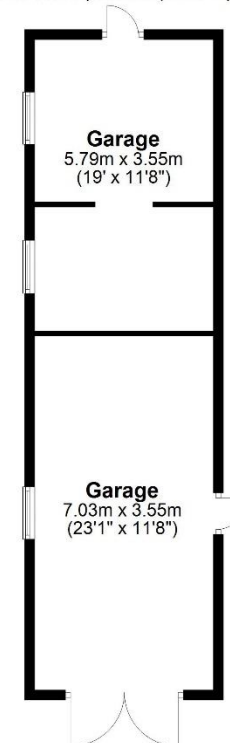
Second Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



Outbuilding

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 243.3 sq. metres (2618.6 sq. feet)

Not to scale. For illustrative purposes only



Rear Garden

This section of the garden is a wonderfully versatile outdoor space, ideal for both relaxation and entertaining. The neatly kept lawn offers a generous, open area perfect for children to play or for hosting gatherings in the warmer months. A lovely, shaded spot for al fresco dining or morning coffee. To the rear, a play area complete with a slide and wooden structures makes this garden especially family-friendly, while additional seating nestled among flowering shrubs provides quieter corners to enjoy the surroundings.

Outbuildings

The property benefits from several outbuildings providing storage and garaging.

Local Amenities

Within the village of Great Brington, there is a Post Office/General Store, the Althorp Coaching Inn Public House, the Parish Church of St. Mary the Virgin, the village reading room and recreation ground. Local schooling is at the Brington Primary School at nearby Little Brington, with secondary education at the Bugbrooke Campion School.

How To Get There

From Northampton town Centre, proceed in a north-westerly direction along the A428 Harlestone Road, leaving the town through Duston and passing the Harlestone Firs and through the village of Lower Harlestone. Continue straight on passing Althorp Park on the left-hand side and just beyond the park turn left, where signposted to Great Brington. Proceed up the hill and into the village and then continue straight on passing the Althorp Coaching Inn on the right-hand side where the road bears right towards Little Brington and the property stands on the right-hand side.





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