

NEW LEAF FARM

Byfield, Daventry, Northamptonshire



A WELL-EQUIPPED EQUESTRIAN PROPERTY

With a modern four bedroom house, stables, barns and manège in 8.13 acres, situated in open west Northamptonshire countryside with scope for a buyer to make their own.

Summary of accommodation

Entrance hall | Sitting room | Cloakroom | Kitchen/dining room | Utility room | Study | Ground floor bedroom one with dressing room and en suite shower room
Bedroom two | Shower room two | First floor entertainment room with covered balcony | Gallery landing
Bedroom three and four | Bathroom with sauna | About 2,456 sq ft | Garden

Long gravel drive, young orchard | Range of five wooden stables, with tack/staff room, two open fronted stables | Timber staff room
Outdoor lunge ring | Barn with indoor lunge ring, tack room, WC and six stables | Stores

Overgrown manège, vegetable garden and greenhouse | Paddocks

In all about 8.13 acres

Distances: Northampton 19.5 miles, Rugby 13 miles (intercity to London Euston from 48 minutes), Daventry 8 miles
Banbury and M40 10 miles (Inter-city to London Marylebone from 53 minutes), Oxford 39 miles
Milton Keynes Central Station 25.5 miles (trains to Euston in 37 minutes)
Birmingham International Airport 32 miles, M1 10 miles, London 83 miles
(All distances and times are approximate)



LOCATION

New Leaf Farm is situated about a mile from the village of Byfield, which has a range of amenities including a primary and nursery school, two shops, post office, petrol station and pub. There is a large recreation ground and sports clubs, children's playground, village hall and village club. The village is about 4 miles from the borders of Oxfordshire and Warwickshire.

The area comprises of rolling, attractive countryside, with stone villages reminiscent of the Cotswolds, offering a peaceful location which is also accessible to the rail and motorway network. Schools in the area, including preparatory schools at Spratton Hall and Bilton Grange near Rugby and public schools at Stowe, Rugby, Uppingham and Oundle. Primary school at Newnham and Badby, both less than 2 miles away.





Daventry is the nearest town with shopping facilities, including a Waitrose store. More extensive leisure, recreational and shopping are available in Northampton.

There is a strong equestrian presence in the area, with Aston-le-Walls eventing centre, racehorse training yards, polo at Southam and Rugby. Racing at Warwick, Stratford-upon-Avon and Huntingdon and the equestrian activities of the Pytchley, Grafton and Warwickshire hunts

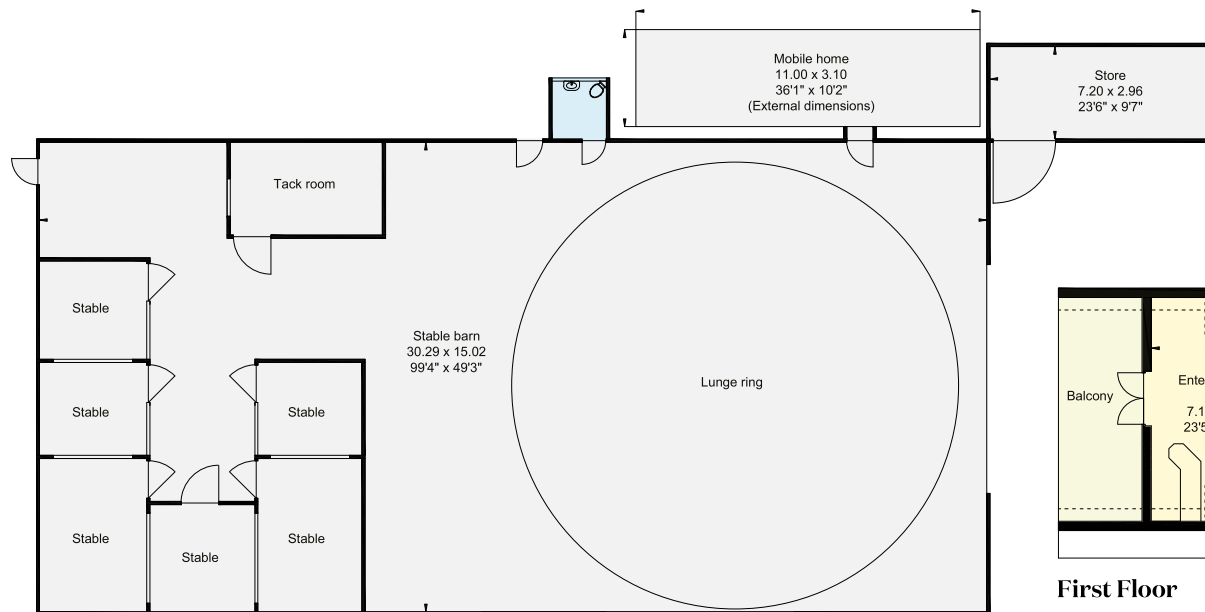
NEW FARM

Set well back from the road, New Leaf Farm is a recently constructed four-bedroom house with an equestrian tie on occupancy. Previously used as an equine therapy and then a property for breaking in young horses. The property has been vacant recently and requires work to bring it into good order.

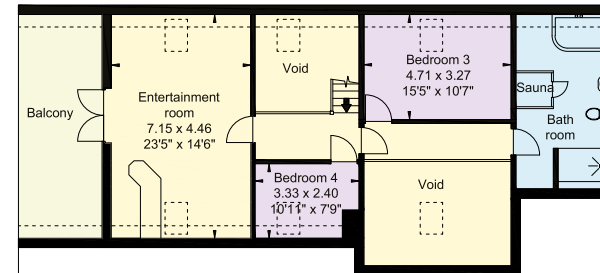




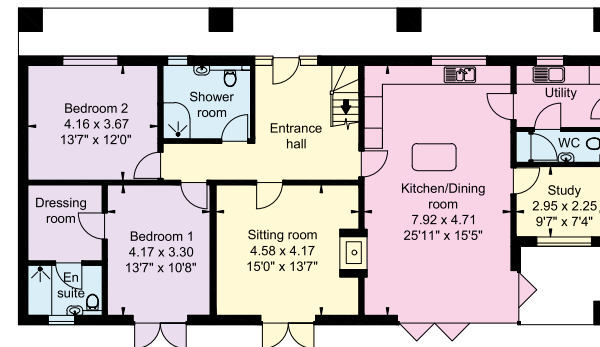




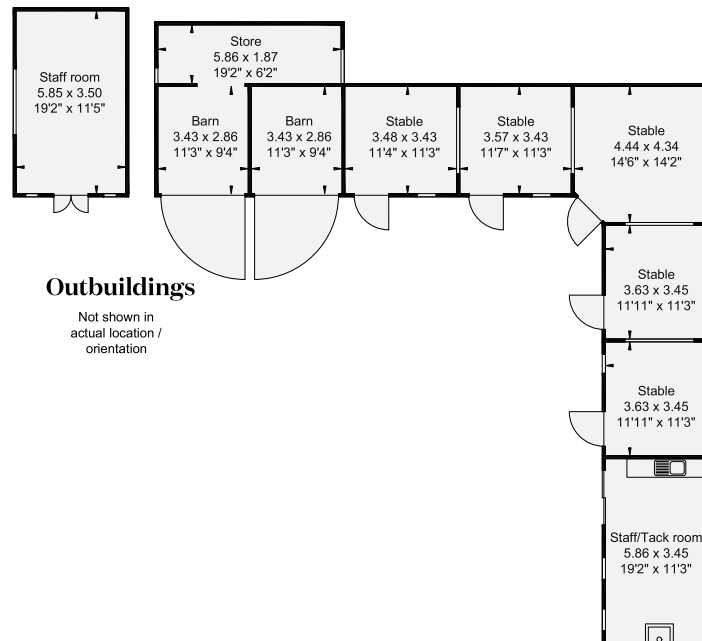
Denotes restricted
head height



First Floor



Ground Floor



Outbuildings

Approximate Gross Internal Area
House: 228 sq m (2,456 sq ft)
Outbuildings: 660 sq m (7,106 sq ft)
Total: 888 sq m (9,562 sq ft)
inc. restricted head height
exc. Voids & Balcony

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The stable yard and barn with internal stables and lunge ring can provide stabling for up to 14 horses. The property is well-suited to a buyer with equestrian interests. A 40 x 20 metre manège will require clearing and resurfacing.

There is a veranda behind the house and deck with barbecue area, evergreen shrub beds.

The land is divided into paddocks. There is a partly constructed pond by the road. A track along the south-east boundary of the property is not part of the land, and provides access to the field to the south of New Leaf Farm.









PROPERTY INFORMATION

Tenure: Freehold

Note: The planning consent (DA/2018/0728) for the dwelling at New Leaf Farm contains the condition:- The rural workers dwelling shall not be occupied other than by a person solely or mainly employed, or last employed in the equine enterprise being conducted at the site of New Leaf Farm, Church Street, Byfield, a widow or widower of such a person, or any resident dependants.

Local Authority: West Northamptonshire Council

Council Tax: Band A

Services: It is understood that the property has private drainage, mains water and a diesel generator for electricity LPGas central heating, however, buyers should make their own enquiries.

EPC: C

Postcode: (NN11 6XN) From the church proceed out of the village along Church Street out of the village for approaching 1 mile and the entrance to New leaf Farm will be found on the right.

What3Words: ///bothered.quiz.nutty

Viewing: Strictly by prior appointment with the sole selling agents, Knight Frank LLP.



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Date: 27 November 2025
Our reference: STR012549543

New Leaf Farm, Church Street, Byfield, Daventry, NN11 6XN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£875,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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