



Burnt Walls Farm, London Road, Northamptonshire, NN11 4NG

HOWKINS &
HARRISON



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Guide Price: £1,750,000

A unique opportunity to acquire this substantial property with flexible and versatile accommodation extending to around 7,400 square feet, together with stables, garaging and stores, all of which is set in circa 16.5 acres of land. The property comprises of an attractive stone-built farmhouse dating from the 18th century with remaining accommodation having been created from conversion of 19th century attached barns and outbuildings. The main farmhouse features three reception rooms, kitchen, and utility on the ground floor and four bedrooms one with an ensuite and a superb spacious family bathroom on the first floor. The remaining accommodation has previously been used as B&B/letting rooms with 10 bedrooms all but two of which have en-suite facilities, together with seating areas and former commercial kitchen. More recently the area attached to the main house has been refurbished and has provided annexe accommodation for a family member. Outside the property is accessed via a long private driveway with gardens, farmland, currently set as motocross track, heated outdoor swimming pool and spacious parking for numerous vehicles.



Features

- Substantial farmhouse with converted barns offering 7,400 square feet of flexible accommodation suitable for many uses
- Farmhouse with 3 reception rooms, 4 bedrooms, 2 bathrooms
- 10 further bedrooms/letting rooms, all but two with en-suite
- Including 1 bedroom ground floor apartment, with kitchen and sitting room
- Three communal kitchens, communal dining room, former commercial kitchen
- Outdoor heated swimming pool
- Gardens, substantial parking area and fields (currently set up as a motocross track), out buildings, garaging and workshop – in all 16.5 acres.
- Sought after village location



Location

London Road is situated just outside of Daventry, where on Tuesdays and Fridays you can enjoy the local market and on the first Saturday of the month, a bustling farmers' market comes to town. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.

Further amenities are available less than a mile away across the A5 in Daventry and three miles away in Long Buckby, both of which can be reached via a daily bus service (excluding Sundays). Long Buckby also has a mainline train station offering services to both London Euston and Birmingham New Street whilst for vehicular access; M1 J16 is just 6 miles away.



London Road, Daventry, NN11

Remaining Accommodation = 4092 sq ft / 380.1 sq m

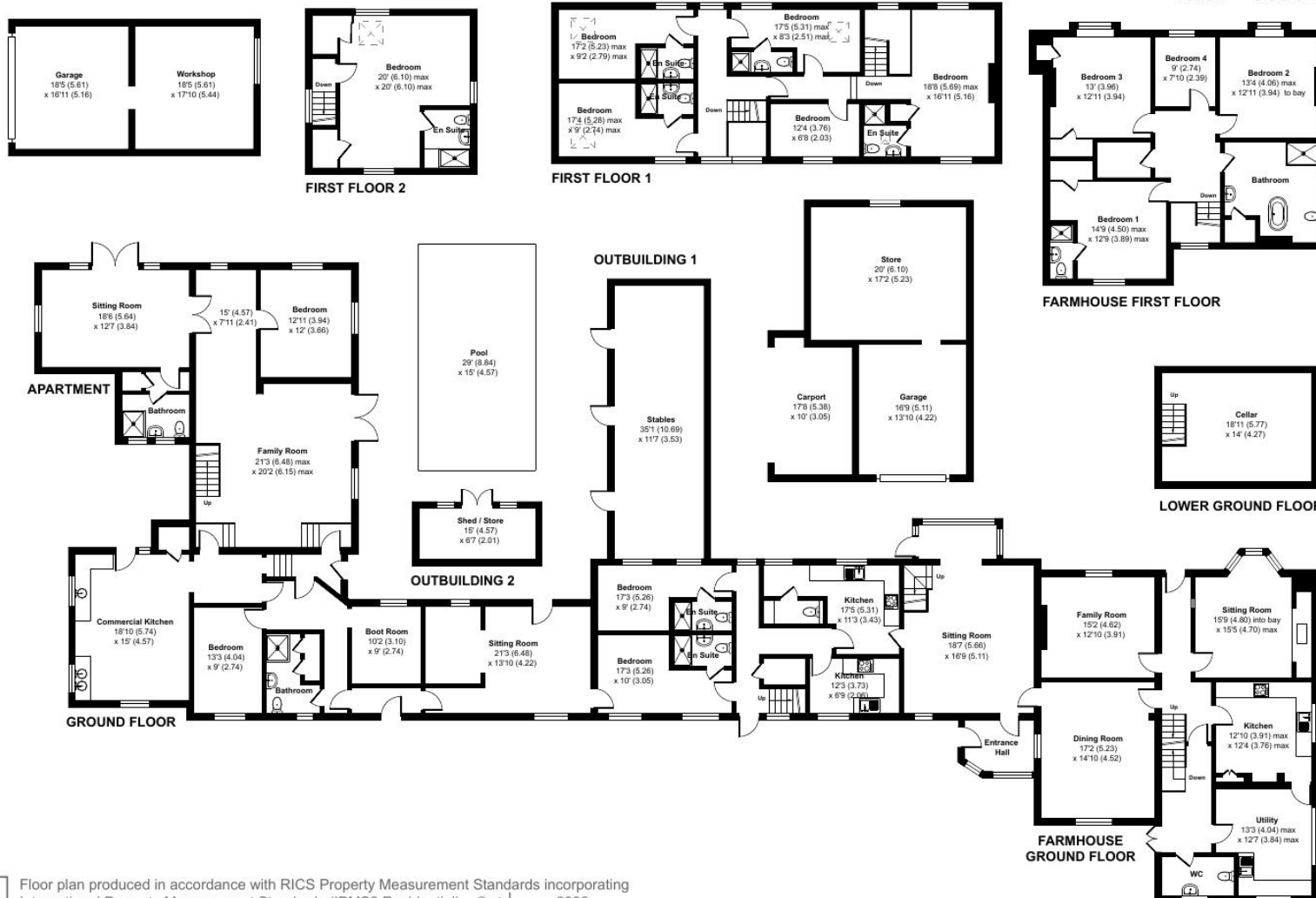
Farmhouse = 2294 sq ft / 213.1 sq m

Apartment = 994 sq ft / 92.3 sq m

Garage = 771 sq ft / 71.6 sq m

Outbuildings = 505 sq ft / 47 sq m

Total = 8656 sq ft / 804.1 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitechom 2022. Produced for Howkins & Harrison. REF: 855812

Farmhouse

An entrance hall leads to all ground floor rooms, there are three reception rooms including sitting room with inglenook fireplace, together with kitchen, large utility, cellar and cloakroom with WC. Upstairs there are four bedrooms, one with refitted en-suite together with spacious refitted family bathroom with slipper bath and separate shower.



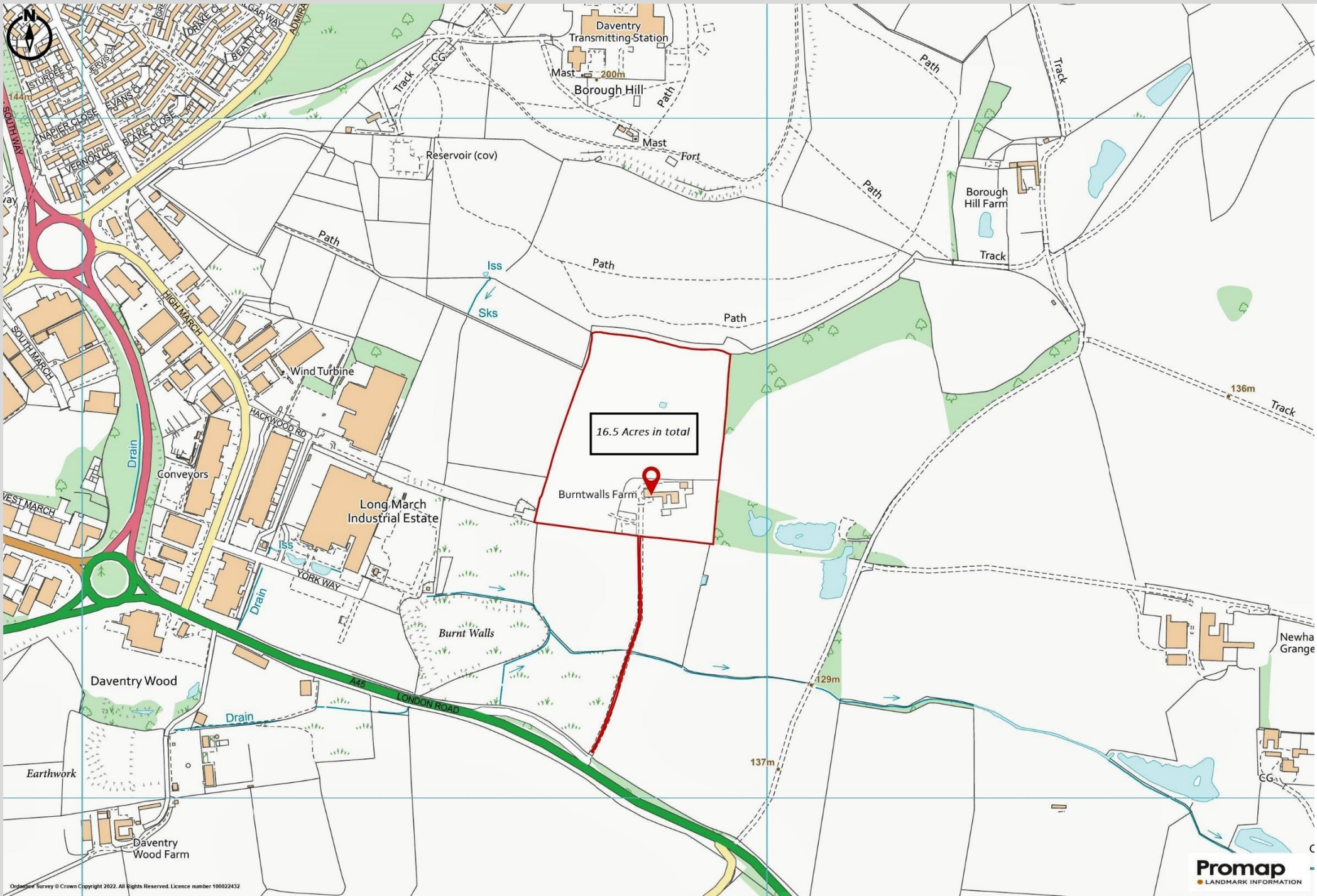
Conversion

Originally converted to create B&B/letting room accommodation.

The area attached to the house and linked via farmhouse dining room has been refurbished for use as annexe accommodation by a family member. This comprises separate entrance, spacious sitting room including large bay seating area overlooking the grounds to the front and kitchen. Upstairs is a large en- suite bedroom. This area is in turn connected to the remaining accommodation from both ground and first floors. There are 8 further bedrooms, 6 of which with en- suites, communal kitchen and seating areas and dining room with commercial kitchen. A further area provides a ground floor apartment with bedroom, kitchen sitting room and bathroom.









Outside

Outside a long driveway from London Road leads through brick piers into the grounds. The driveway continues down one side of the property to very spacious parking area with access to both main house and into the barns. The grounds feature spacious gardens overlooking the driveway and countryside beyond and includes a heated swimming pool. The remaining land features a large field currently used a motocross track and there are outbuildings, stores and garage with workshop.



A unique opportunity to acquire this substantial property with flexible accommodation extending to around 7,400 square feet, together with outbuildings garaging and outbuildings, all of which is set in circa 16.5 acres of land.



Viewing

Strictly by prior appointment via the agents Howkins and Harrison on Tel: 01327 -316880

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

None of the 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 water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council
Tel:0300-126700

Council Tax Band- F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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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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