



Apple Tree House The Green, Badby, Northamptonshire, NN11 3AF

Guide Price £825,000

A rare opportunity to acquire a substantial Grade II listed stone under slate cottage occupying a prominent and elevated position built in the 17th Century, with versatile living accommodation over three floors and detached stone barn, situated overlooking The Green in the popular village of Badby.

27 Market Square, Daventry, Northamptonshire NN11 4BH

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LOCATION

Badby Village is situated near the source of the River Nene and at the start of The Nene and Knightley Ways. The nearby Badby Woods are famous for their bluebells in spring, which is private land and part of the Fawsley Estate, but is open to all visitors to enjoy its natural beauty. It is a protected wildlife area and stretches from Badby to Fawsley. Badby village has a community primary school taking children up to the age of 11 as well St Marys The Virgin - Badby Parish Church. The local rail stations are Long Buckby, Rugby and Banbury and services reach London, Birmingham and the rest of the country. It is a well served village with an excellent public house, serving food and activities that range from film, music, and photography societies, art group, Pilates and Zumba classes, WI, drama, theatre, walking, bridge club, Tai Chi, history club, church bell ringing and Tea.

GROUND FLOOR

The property enters through a wooden door into the entrance hall leading to the utility/cloakroom with work surfaces, space for washer and dryer, wash basin, WC and door to rear garden. The dining room adjoins the entrance hall which features solid oak flooring and a modified inglenook fireplace with exposed stone and dual aspect to the front and rear elevation, under stairs storage and stairs rising to the first floor accommodation. The kitchen has a range of shaker style base level and wall mounted units with work surfaces incorporating range cooker, Belfast sink, integrated dishwasher and fridge, pantry cupboard, flagstone floor, exposed stone wall and bi-fold doors opening out onto the rear garden. To the front of the property is a well appointed sitting/family room with feature fireplace and decorative wall panelling, with dual aspect to the front and side elevation.

FIRST FLOOR

There are two large bedrooms off the landing retaining many original features to include beamed ceilings and window seat overlooking the front, stylish family bathroom with bath, tiled standing shower, "his and hers" wash basin and WC, and stairs rising to the top floor.

SECOND FLOOR

The top floor consists of two additional bedrooms and a continuation of charming characteristics such as beamed/vaulted ceilings and eaves storage.

COTTAGE BARN/ANNEXE

The stone barn offers a wonderful opportunity and space as either storage, annex, or home office, subject to the necessary consent, retaining many features from the original barn. The stylish barn currently comprises of two bedrooms, two shower rooms, sitting room with inglenook fireplace and burner, fitted kitchen with tiled flooring and underfloor heating, block paved seating area and gardens.

AGENTS NOTES

The guide price takes into consideration that the annex building, Stone Cottage, is subject to a planning notice to bring some works in line with the planning and listed building consent that was granted to convert the annex into a stand-alone home. These corrective works provide significant opportunity to enhance the value of the site.

OUTSIDE

The grounds fully encompass the property with an assortment of established apple trees, hedges and wild flowers, enclosed by stone wall and fencing. The front of the property is mainly laid to lawn and benefits from a gated driveway with parking for multiple vehicles, stone stepway leading to the front door and gated access to either side of the house.

LOCAL AUTHORITY

West Northamptonshire Council
Angel Street
Northampton
Tel:0300-126700

Council Tax Band - F

VIEWING

Strictly by prior appointment via the agents Howkins & Harrison. Contact 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.

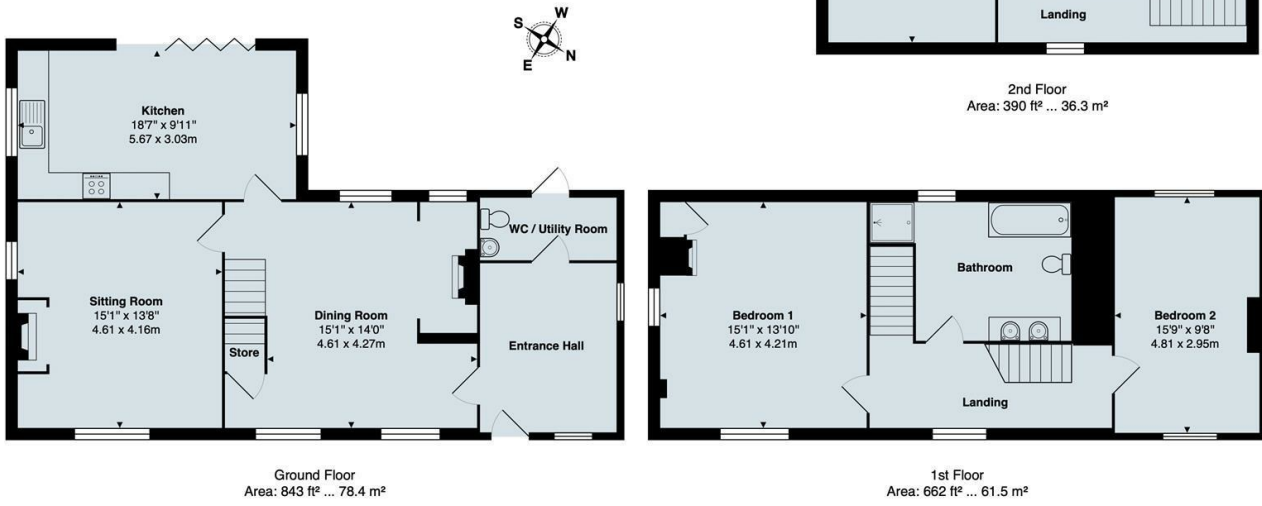
FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

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.





Total Area: 1896 ft² ... 176.2 m²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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