



Barley Mow Farm
Evenley | Brackley | Northamptonshire | NN13 5SB

FINE & COUNTRY

BARLEY MOW FARM

A superb farmhouse which is available with NO UPWARD CHAIN and comprises entrance hall, farmhouse style kitchen, utility room/boot room, cellar, two reception rooms, six bedrooms, two bathroom, additional two bedroom cottage, equestrian facilities and double garage. All in over three acres.



A superb Detached Farmhouse Available With NO UPWARD CHAIN and benefiting from a separate two bedroom cottage. All in over three acres of beautiful grounds.

Ground Floor

Upon entering, the hall has tiled flooring with stairs rising to the upper levels.

The rear hall provides access to the cloakroom/WC and has a window to the rear.

The large breakfast kitchen has ample workspace, Belfast sink, Aga, Rangemaster oven, space for a table to seat eight guests, whilst French doors open out to the courtyard.

The utility room/boot room has space for appliances, two windows overlooking the courtyard, a door opening out to the gardens, and access to the cellar.

For more formal occasions, the dining room is the perfect setting, with space for a table to seat ten guests, there are lovely features including wood flooring, exposed beams and a wood burning stove, whilst a large window provides a lovely outlook to the front.

The sitting room has feature stoneworks to the walls, a wood burning stove in a feature surround, a fitted display cabinet and windows to the front and rear.





Seller Insight

“ We have loved this property for a very long time and tried to buy it many years ago before we finally got lucky. We're sure fate played a hand as we found out who the owners were from an old friend, so we contacted them directly and said we'd buy it! We adored the old beams and characterful fireplaces, and although it needed a lot of work, we were excited to take it on and begin the transformation,” says the owners.

“The property has been fully upgraded during our time here, including new electrics and boilers. Originally a drover's inn where cows were kept before going to market, the two-bed cottage at the back of the house has been renovated into a fantastic living space ideal for multi generation living.” “We like the rural lifestyle, yet amenities are easily available in nearby Brackley and Bicester. There is a well-stocked Co op in Croughton and a delightful farm shop, The Barn Owl, about a mile away. Stowe Garden and Evenley Woods are scenic spots for walking and motorsport fans will appreciate the proximity to Silverstone.”

“The garden is perfect for relaxing and entertaining. We have our own paddocks, where we keep a pony, donkey, goat and chickens, and a pond that are a magnet for wildlife, including crested newts and Canadian geese who lay their eggs there. We've seen deer and a huge variety of birds, so there's always something interesting to look out for. Our grandchildren love it as they can run around and play hide and seek.”

“Barley Mow Farm is made for parties! The jukebox is always a popular feature and we have hosted numerous BBQs and birthday celebrations, including a special 50th with a disco. There is potential for additional income via the cottage and bedrooms and we hire them out on an ad hoc basis through Air BnB. Guests never want to leave as the house just welcomes you in; the kitchen is a sociable space with a big, long table in the middle where everyone gathers together and we love the dining room too as it's full of character.”

“We've lived here for 18 years or so and time has passed so quickly; we're sad to be leaving but we're moving closer to family and are looking forward to this next stage in life.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The large landing provides access to a guest WC whilst stairs rise to the second floor.

The guest bedroom has a feature fireplace, exposed beams and a window to the front.

There are three further double bedrooms on this level, all having a window to the front elevation, whilst completing the first floor accommodation is the family bathroom which has a freestanding bath and separate shower cubical.

Second Floor

To the second floor, an outstanding feature bedroom suite can be found.

The large feature bedroom has stoneworks to the walls, exposed beams, windows to each side, and access to a stunning en-suite with a free standing bath, and access to a large dressing room.

The sixth double bedroom is located on this level and has windows to two elevations.











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away







Drovers Cottage

Barley Mow Farm also comes complete with a beautiful two bedroom cottage which is ideal for multi generational living or for an extra income stream.

The cottage has a kitchen, lovely sitting room with vaulted ceiling, two bedrooms, and additional room which would make an excellent dressing room and bathroom.

There is also potential (subject to planning permission) to knock through from the ground floor and first floor to create a larger dwelling which would have eight bedrooms.

Outside

The glorious grounds extend to over three acres and benefit from stables, whilst a bridge leads over a lovely pond.

The grounds are flexible and ideal for anybody wanting to keep horses or goats.

There is an additional garden to the rear of the property, whilst to the front, there is a double garage and parking for around six cars. A wonderful home, steeped in history which must be viewed to be appreciated.





LOCATION

Barley Mow farm is situated a short drive from Brackley and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Utilities - Mains water and sewerage, oil fired central heating, electricity supply.

Mobile Phone Coverage: 4G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability: Ultra fast broadband is available with upload and download speeds of 1,000mbps

Planning permission: The Vendors have informed us there is planning permission for the cottage to be rented out that has to be renewed every 5 years. There are currently 4 years remaining
Tenure - Freehold

Local Authority: South Northamptonshire

Council Tax Band: Main House G Cottage C

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Offers over £ 1,200,000





TERRY ROBINSON
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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”

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