



BY DESIGN

*Briary Cottage*  
Paulerspury, Towcester







# Charming 17th-Century Cottage with Barn Conversion Potential and Expansive Gardens

Introducing Briary Cottage, a truly enchanting Grade 2 Listed Cottage nestled in the picturesque village of Paulerspury, Towcester. This delightful property exudes historic charm with its 17th-century origins, offering an idyllic countryside retreat. Boasting 3 double bedrooms, 2 bathrooms and 3 inviting reception areas, this characterful home provides ample space for modern living while honouring its rich heritage. This home sits on approx. 0.5 acre and offers stunning wrap-around gardens and gated driveway parking.

Planning permission also allows for the conversion of the detached barn and the construction of a separate 3-bedroom house in the orchard.



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Briary Cottage, 8 Lumber Lane, Paulerspury, Towcester, Northamptonshire, NN12 7ND



## Ground Floor

Step foot into the beautiful kitchen/diner, where traditional meets contemporary. The well-appointed kitchen features sleek granite countertops, an Aga Range Cooker, a wine fridge, a dishwasher, two sinks, space for an American style fridge/freezer and space for a washing machine and tumble dryer as well. There's also an abundance of storage space, perfect for culinary enthusiasts. The dining area enjoys ample natural light, creating a warm and welcoming atmosphere for gatherings with family and friends.

Adjacent to the kitchen, a spacious office/snug awaits with feature gas fire, providing a private and secluded area for work or relaxation. The cozy sitting room is a true gem, complete with a captivating original inglenook fireplace and bread oven, the perfect spot to cozy up on chilly evenings and unwind with a good book or movie. There is also a spacious cloakroom which houses the boiler which was installed in 2017.





























## First Floor

Retreat to the upstairs, and you'll find three generously sized double bedrooms and two bathrooms. Each room is thoughtfully designed, offering comfort and tranquility. The craftsmanship and attention to detail throughout the property truly showcase its historical significance while offering a comfortable and functional living environment.

















## Outside

Situated on approximately half an acre, this property boasts stunning wrap-around gardens. Immerse yourself in the natural beauty and serenity as you explore the well-manicured lawns, vibrant flower beds, lovely orchard, Lapa gazebo with hot tub and charming patio areas, ideal for al fresco dining or summer soirées. The expansive grounds create endless possibilities for outdoor recreation and leisure. This property also benefits from a gated driveway offering secure parking.

The property's real jewel lies in its potential to develop further. Planning permission is in place to convert the large detached barn, unlocking a world of possibilities for additional living space, a home office, a creative studio, an annexe, etc. Furthermore, there is permission to build a separate detached 3-bedroom house in the orchard, making this property a fantastic investment opportunity or a perfect multi-generational living option. There is also no overage/uplift clause on the land, which means you can enjoy the property's full potential without restrictions.

\*The barn currently has planning in place to convert it to a one bedroom annexe with office space. The planning was originally granted to convert and extend the barn to create a 3 bedroom house so that could also be done. This could offer great rental potential as Silverstone is less than 5 miles away. The conversion of the barn and construction of the detached 3-bedroom house in the orchard were both part of a larger planning application which has been implemented, which means the planning is valid indefinitely. The planning also allows the creation of a new access to serve all three properties and provide off road parking.

Planning reference: WNS/2021/2154/FUL





















# Information

## Location

Conveniently located near the market town of Towcester, this idyllic retreat is within easy reach of essential amenities, excellent schools and transport links. Paulerspury is a highly sought-after village which offers a lovely pub, a primary school with pre-school, a village hall, a recreation ground with play equipment, a doctor's surgery and a church. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5. Whittlebury Hall is only a few minutes away and offers one of the UK's finest championship golf courses, a health spa, a hotel and a wonderful 3 rosette restaurant. Sporting activities in the area also include sailing at Caldecott Lake, water sports at Willen Lake, indoor skiing and snowboarding at the Snowzone in Milton Keynes and of course, motor racing at the world famous Silverstone race circuit!

The property is perfectly located for commuters with easy access to Oxford, Milton Keynes and Northampton. The train station in Milton Keynes will bring you directly to London Euston in approximately 35 minutes.

## Extra Information

The thatch roof was done in 2011 with Water Reed (also known as Norfolk Reed). The windows were installed around the same time and are Low E Glass which is a low emissivity glass. This is a type of energy efficient glass designed to prevent heat escaping through the windows to the cold outdoors.

## Services

Mains gas, electricity, water and drainage.

## Tenure

Freehold

## Local Authority

West Northamptonshire Council

## Council Tax Band

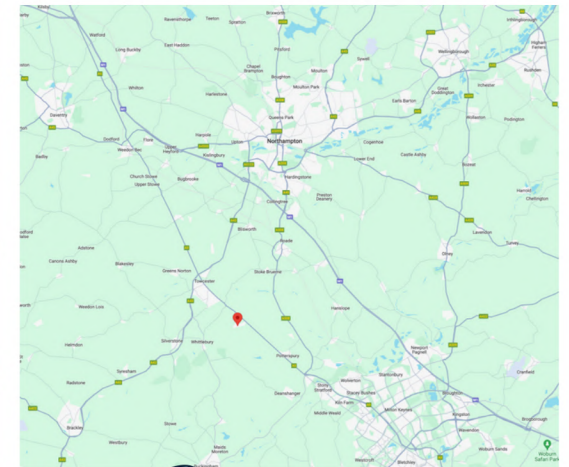
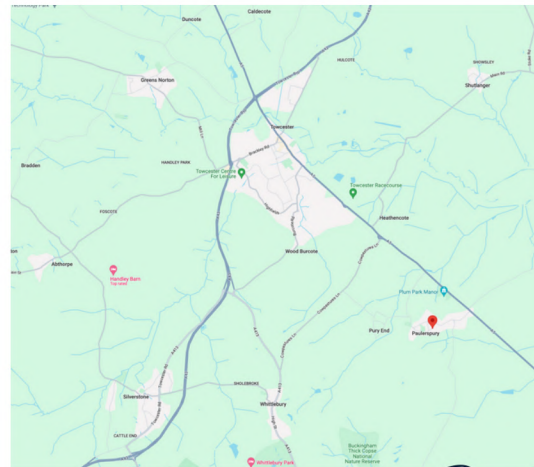
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## Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

## Website

For more information visit [www.bydesignhomes.com](http://www.bydesignhomes.com)



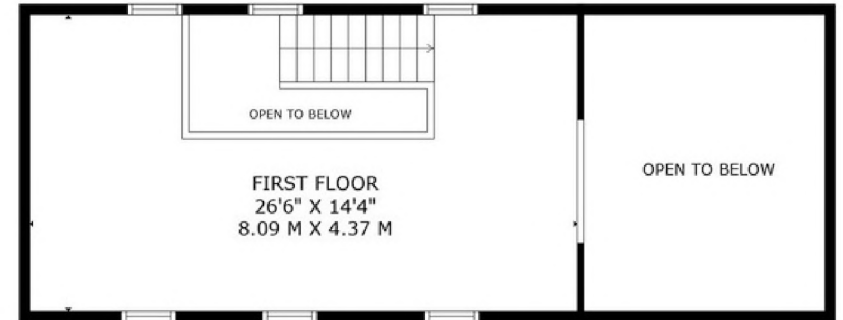
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*Offers Over £900,000*





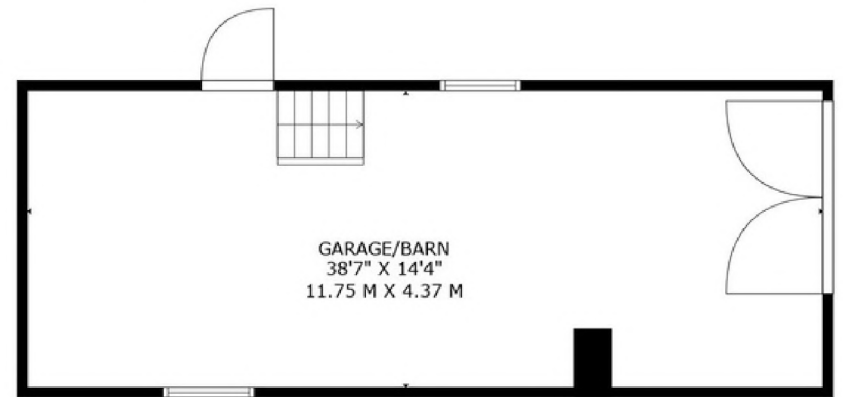
FIRST FLOOR



BARN FIRST FLOOR



GROUND FLOOR



BARN GROUND FLOOR



GROSS INTERNAL AREA: 1980 sq ft, 184 m<sup>2</sup>

BARN TOTAL: 897 sq ft, 83 m<sup>2</sup>

OPEN TO BELOW: 210 sq ft, 20 m<sup>2</sup>

**OVERALL TOTALS: 3087 sq ft, 287 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

EPC: EXEMPT



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







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