



BY DESIGN

*The Old Hay Barn*

Naseby, Northamptonshire







## Detached Barn Conversion on 1.93 Acres with Lake, Development Potential and No Onward Chain!

Welcome to this exceptional detached, non-listed barn conversion, nestled in the picturesque village of Naseby in Northamptonshire. As its name suggests, The Old Hay Barn was a former hay barn that we believe dates back to the late 1800's. Converted in 2016 by the current owners, this stunning property offers just under 2000 sq ft of spacious living accommodation with 3/4 double bedrooms, 3 bathrooms, a beautiful kitchen/diner, 2 reception rooms and an office, making it an ideal home for families seeking comfort and style. This home sits on just under 2 acres and has its own lake! There's also a large garage and fantastic development potential. Step inside and be captivated by the charm and elegance of this remarkable barn conversion.



---

The Old Hay Barn, Cromwell Farm, Haselbech Road, Naseby, Northamptonshire, NN6 6BT







## Ground Floor

The main front door is in the centre of the property, however there are 2 other front doors as well, one on each end of the house. The ground floor boasts a beautiful kitchen/diner with solid oak countertops, a white double oven Aga, a dishwasher and an under-counter fridge. There's also an oversized island that seats 12! The utility room benefits from an under-counter freezer and space for a washing machine. There's a welcoming family room which could also be used as a dining room, and a cozy sitting room featuring a log burner, perfect for those chilly evenings. The seamless blend of contemporary fittings and traditional features creates a truly captivating ambiance.

























## First Floor

There are two staircases, one at each end of the property. The first staircase leads you to two spacious bedrooms and two bathrooms, providing ample room for relaxation and privacy. The primary bedroom boasts a walk-in-wardrobe, an en-suite shower room and a Juliette balcony overlooking the garden and lake. The second bedroom also benefits from its own en-suite shower room. The second staircase can be found just off the kitchen/diner and leads you to the office and the third bedroom with en-suite shower room. The office could be used as a 4th bedroom, however, the space could easily be reconfigured to have 2 bedrooms sharing a Jack and Jill en-suite and still have space for a small office.

























## Outside

One of the key features of this property is its development potential. There is a large attached barn (approx. 800sq ft) offering endless possibilities. Subject to the necessary planning permissions, this barn could be converted to extend the main property or it could become a fantastic annexe. Furthermore, remnants of a detached Dutch barn also add to the potential for further development or creative use. This could become an annexe, office space or a studio.

For those seeking storage solutions, this property offers a large garage which fits 4 cars. This would be perfect for a car collection or a workshop. There is also ample driveway parking, ensuring plenty of space for multiple vehicles. Situated on a sprawling plot of just under 2 acres, this property offers breathtaking countryside views that can be enjoyed from the comfort of your own home. The most noteworthy feature is the picturesque lake with its own island, providing a tranquil and serene setting perfect for kayaking, canoeing and fishing as there are carp, roach and perch in the water.





















# Information

## Location

Naseby is a lovely village which boasts a pub, a village shop with deli, a village hall and a primary school. Fantastic private schooling is available at Spratton Hall, Maidwell Hall, Rugby, Uppingham and Oakham. Further amenities and leisure facilities can be found in Northampton and Market Harborough.

## Extra Information

- Access is via a road just off Haselbech Road, which is owned by Cromwell Farm. The Old Hay Barn has right of access across. There are 4 properties in total at Cromwell Farm (Cromwell Farm, Oliver's Cottage, The Dutch Barn and The Old Hay Barn) and the maintenance of this road is shared between all 4 properties.
- Cromwell Farm has 3 glamping tents in their garden which are only available to use from April to September. The planning conditions are very strict to make sure it does not affect any neighbours. The tents cannot be seen from The Old Hay Barn. Planning application for glamping: WND/2022/0213
- Converted into a residential home by the current owners in 2016
- Gigaclear full fibre broadband available with speeds up to 900mbps

## Services

- Mains electricity.
- Water: Sub-meter from Cromwell Farm (billed quarterly).
- Private drainage via sewage treatment plant (shared between Cromwell Farm, Oliver's Cottage and The Old Hay Barn). Emptied once a year.
- Oil fired heating & Aga.

## Tenure | Local Authority | Council Tax Band

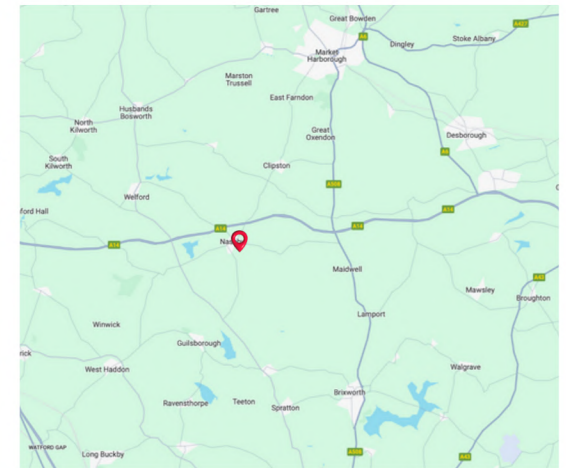
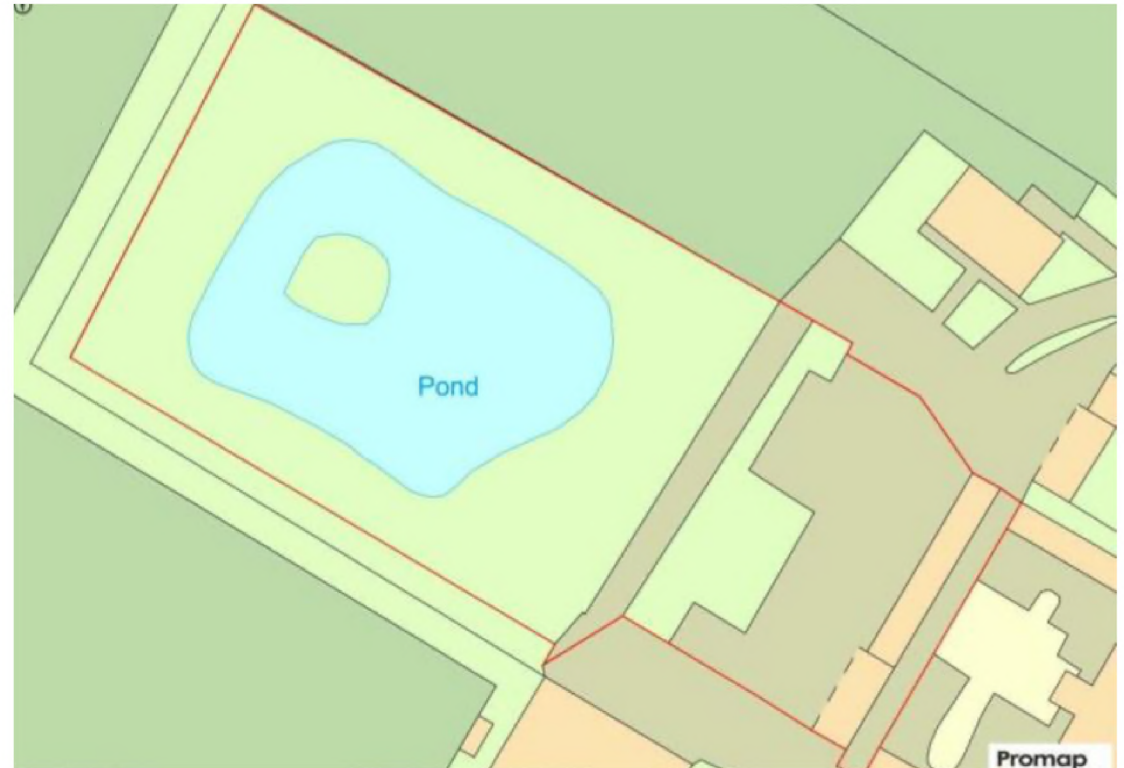
Freehold | West Northamptonshire Council | F -£3,245.55 for the year 2024/2025

## Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

## Website

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

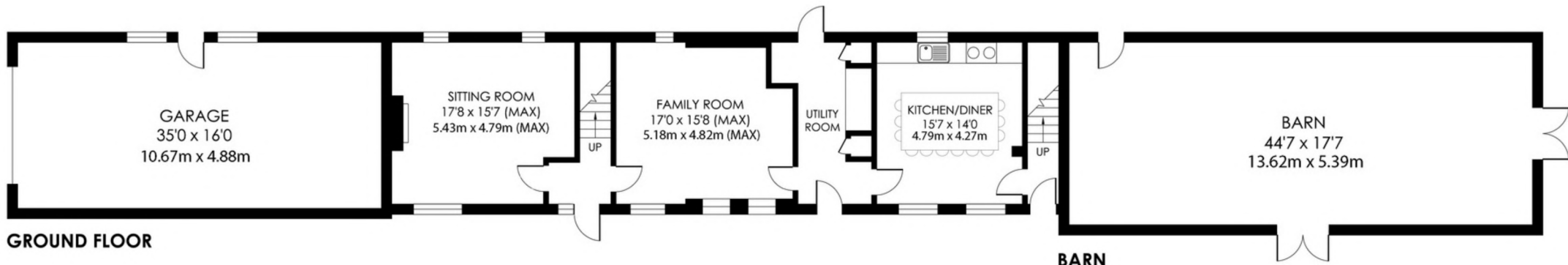
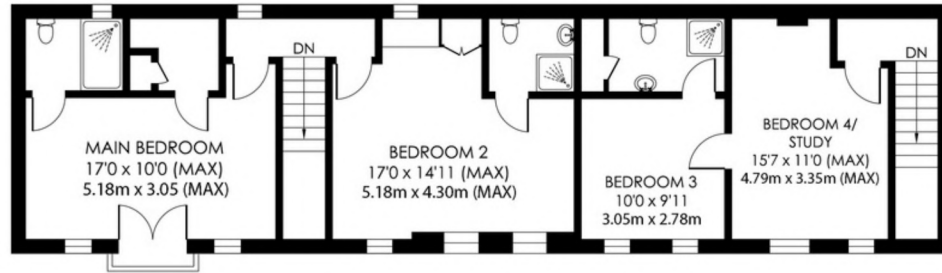


The Old Hay Barn, Cromwell Farm, Haselbech Road, Naseby, Northamptonshire, NN6 6BT

*Offers Over £825,000*



# The Old Hay Barn, Cromwell Farm, Haselbech Road, Naseby, NN6 6BT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
 MAIN HOUSE: 1968sq ft, 183sq m  
 GARAGE: 560sq ft, 52sq m  
 BARN: 789sq ft, 73sq m  
 TOTAL AREA: 3317sq ft, 308sq m



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.











BY DESIGN

Marie Fritz

Marie.Fritz@ByDesignHomes.com

+44 7393 997 427

ByDesignHomes.com

  bydesign.marie

 bydesignmarie

National audience  
*local knowledge*