



Swallow Barn Bugbrooke Road, Cornhill, Northamptonshire, NN12 8LQ

Guide Price £1,100,000

A fabulous and rarely available barn conversion situated in the desirable hamlet of Cornhill. The versatile accommodation includes an en-suite master bedroom with dressing room, three further double bedrooms, one of which is also en-suite and a family bathroom, a stunning vaulted live-in kitchen/dining/family room, two further reception rooms and a garden room. There is a gated entrance to the community, off-road parking for several cars, large single garage, generous lawned facing front garden and pretty, enclosed, courtyard rear garden.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575

Email towcester@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



CORNHILL

Situated in the pretty South Northamptonshire countryside, the hamlet of Cornhill is between the villages of Bugbrooke and Pattishall.

Pattishall boasts a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, pub, restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors surgeries with a number of dentists in Towcester. Sporting activities in the area include golf at Silverstone and Whittlebury Hall, and motor racing at Silverstone.

GROUND FLOOR

The beautifully presented ground floor accommodation includes many original features and extends to a spacious live-in kitchen/dining /family room flooded with natural light and fitted with a with a bespoke range of units and integrated appliances along with an island breakfast bar. A door leads to the utility room which in turn leads to the garage. The sitting room boasts a wood burner and French doors onto the courtyard garden. The music room also has French doors to the courtyard garden and, to the front of the property is the garden room. To complete the ground floor, there is a spacious en-suite bedroom, hallway and cloakroom.

FIRST FLOOR

The impressive, vaulted ceiling master bedroom has a dressing room and is en-suite. There are two further double bedrooms and a family bathroom.

OUTSIDE

Approached from the main road through an electric gate, the driveway leads to a further gated entrance, ample parking and the large single garage/workshop. A pathway runs alongside the beautifully landscaped and enclosed front garden to the property. The rear courtyard garden is hard-landscaped and is a wonderful, enclosed, sheltered and sunny entertaining area.

LOCAL AUTHORITY

West Northamptonshire Council
The Forum, Moat Lane
Towcester, NN12 6AD

COUNCIL TAX BAND

Band - E

VIEWING ARRANGEMENTS

Strictly by prior appointment via the selling agents, Howkins and Harrison. Tel:01327-353575.

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

The following services are connected to this property :
Mains electricity, water. Foul waste via BioDisk bio treatment plant. Oil fired boiler.

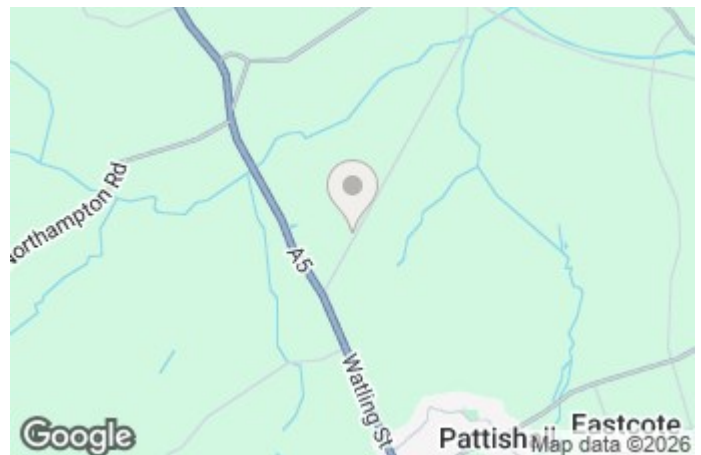
None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

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.





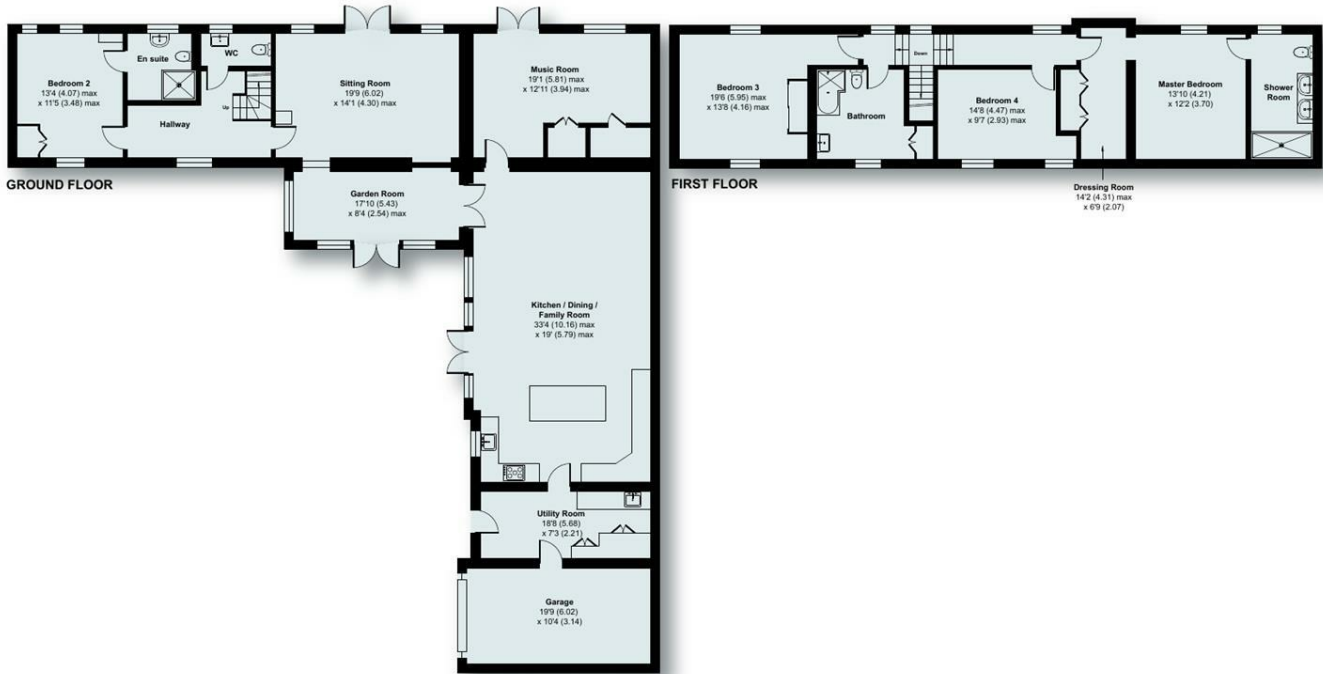
Swallow Barn, Cornhill, Pattishall, Towcester, NN12

Approximate Area = 2805 sq ft / 260.5 sq m

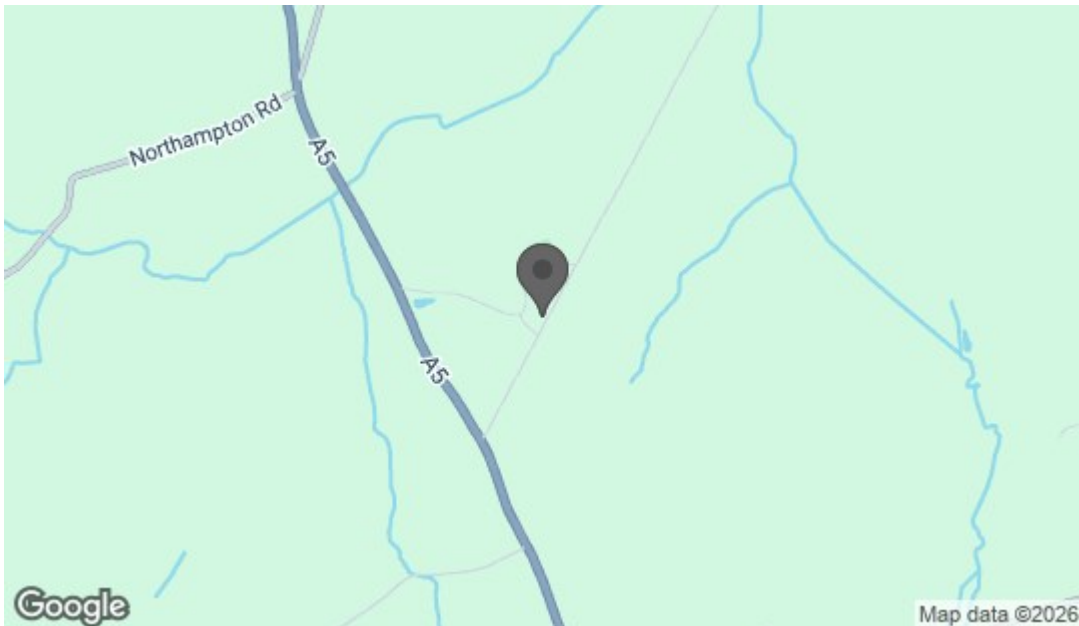
Garage = 203 sq ft / 18.8 sq m

Total = 3008 sq ft / 279.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Howkins & Harrison. REF: 1424899



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575

Email towcester@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Facebook HowkinsandHarrison

Twitter HowkinsLLP

Instagram HowkinsLLP

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

