



The Forge
Falcutt | Brackley | Northamptonshire | NN13 5QZ

 FINE & COUNTRY

THE FORGE

The Forge is a stunning barn conversion that has been meticulously renovated to form a chic, and superbly comfortable home, whilst retaining the best architectural features.



Situated in a peaceful location on a good plot within a development of just four select homes, the property has two reception rooms, four bedrooms, two bathrooms and outstanding gardens.

An internal viewing is essential.

Accommodation Summary

Upon entering the property through a stable door, the entrance hall has stairs leading to bedrooms on upper and lower levels and direct access to a superb farmhouse style kitchen which has ample units and work surfaces, Aga, hob, and separate oven, Belfast sink, space for a table to comfortably seat ten guests, high vaulted ceiling with exposed beams windows to the front and rear and a door opening out to the rear garden.

There is a utility / shower room which has a work surface, fitted units, tumble dryer, high flush wc, shower cubical and useful storage space.

The formal dining room is the perfect setting to host a dinner party. There is a central fireplace with double sided wood burning stove, stone floors, exposed stone walls, exposed beams whilst the windows to the front and rear provide a good degree of natural light.

The sitting room is a large, light and airy room also ideal for any social gathering which also benefits from the double sided wood burning stove, feature stone walls with more exposed beams, a window to the front and a door opening out to the front lawn.

From the sitting room, a lobby area has doors leading to another bedroom which has three windows overlooking the front garden, a window to rear and a door leading to a good sized en-suite shower room.

There is also a stunning bathroom which includes a claw footed bath, a large raised double shower cubical / steam room and exposed beams whilst stairs lead up to the master bedroom which has windows to the front and rear with a lovely view over the rear garden and surrounding countryside plus further character features including stone wall and exposed beams.











Seller Insight

“Tucked away within a peaceful rural hamlet, this beautifully converted barn offers an exceptional blend of character, space and understated luxury—an ideal retreat for discerning buyers seeking both tranquillity and connectivity. The owners, who have enjoyed the property for the past eight years, were initially drawn to the area they already knew and loved and found in this home the perfect opportunity to downsize without compromise. What they discovered was far more than just a house: a welcoming, light-filled sanctuary with a wonderful sense of flow and an abundance of generously proportioned rooms, all thoughtfully arranged to create an effortless living experience.

At the heart of the home lies the farmhouse-style kitchen, a space that perfectly encapsulates the property's charm. Warm, inviting and practical, it serves as the natural hub of daily life—ideal for everything from quiet mornings to lively family gatherings. The layout of the house has been designed with ease and comfort in mind, allowing for seamless movement between spaces while still offering distinct areas to relax and unwind. One of the most distinctive features is the wood burner, cleverly positioned to serve adjoining rooms, creating a cosy and atmospheric environment throughout the cooler months.

Natural light is a defining feature of this barn conversion. With its north-south orientation and an abundance of well-placed windows, the home enjoys a gentle, consistent brightness from morning through to evening, enhancing its already calm and inviting ambiance. Each room feels connected to the outdoors, while maintaining a sense of privacy and seclusion that is increasingly rare.

The outdoor spaces are equally appealing, offering a generous and private setting where birdsong provides a constant, soothing backdrop. The garden lends itself beautifully to both relaxation and entertaining, with ample room for hosting larger family occasions—something the owners have done with ease over the years. Indeed, the property has been the setting for many special memories, none more memorable than the extraordinary moment a helicopter landed in the neighbouring field to carry the owners' daughter to her wedding—an occasion that perfectly captures the unique charm and openness of this remarkable setting.

Beyond the boundaries of the home, a strong sense of community awaits. Nearby Helmdon is known for its welcoming and close-knit atmosphere, offering a variety of local activities and a genuine village spirit. Immediate neighbours are friendly and supportive, striking that perfect balance between privacy and community connection. For those who enjoy the outdoors, an abundance of footpaths and countryside walks are right on the doorstep, inviting exploration of the surrounding landscape. Despite its idyllic rural setting, the property remains well placed for access to essential amenities, schools and transport links, ensuring convenience is never compromised. For future owners, the opportunity to further enhance connectivity through high-speed broadband solutions only adds to the home's appeal.

Ultimately, this is a home that offers space, warmth and a true sense of belonging—where character meets comfort, and where every day is enriched by both its peaceful surroundings and its vibrant community.*

* 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.

















Outside

There is a lawned garden to the front whilst the beautiful rear garden backs onto fields with well looked after hedges and mature trees with a brick sun terrace.

The property also benefits from having a larger than normal double garage that has a mezzanine storage area, with two sets of timber doors and parking in front in addition to further parking in front of the property.

This is an ideal “lock up and go” or a wonderful lifestyle residence that must be viewed to be appreciated.





LOCATION

Northamptonshire in the East Midlands, is a landlocked county covering an area of 2,364 square kilometres (913 sq. mi). Apart from the county town of Northampton, other large population centres include Kettering, Corby, Wellingborough, Rushden and Daventry. The county contains the watershed between the River Severn and The Wash while several important rivers have their sources in the north-west of the county, including the River Nene, which flows north-eastwards to The Wash, and the "Warwickshire Avon", which flows south-west to the Severn. The Grand Union Canal also passes through the county. Historically, Northamptonshire's main industry was manufacturing of boots and shoes. International motor racing takes place at Silverstone Circuit and Rockingham Motor Speedway. The county boasts several hospitals, a university and motorway links include major national roads including the M1 motorway (London to Leeds), the A14 (Rugby to Ipswich), the A43 joins the M1 to the M40 motorway and the A45 links Northampton with Wellingborough and Peterborough. Two major trunk railway routes, the Midland Main Line and the West Coast Main Line, also cross within the county.

Falcutt is a lovely rural hamlet close to the village of Helmdon near Brackley, Northamptonshire and is conveniently located for the M40 and M1 providing access to Birmingham, Oxford and London in addition to the train network providing an easy commute to Marylebone in under an hour. The property is ideally located for Helmdon Primary School in Helmdon and Magdalen College School in Brackley, and Stowe, Bloxham and Tudor Hall schools are easily accessible.





Directions

Falcutt is situated around seven miles North of Brackley and is conveniently located for the M40 which provides easy access to Oxford, Bicester, Birmingham and London.

Services, Utilities & Property Information:

Tenure: Freehold
 Council Tax Band: G
 Local Authority: West Northamptonshire Council
 EPC Rating: E
 Property Construction: Standard construction – brick and tile
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage & Sewerage: Sewerage treatment plant
 Heating: Oil fired central heating
 Broadband: FTTH/FTTP Ultrafast broadband connection available. We advise you to check with your provider.
 Mobile Signal/Coverage: 5G mobile signal is available in the area. We advise you to check with your provider.
 Parking: Five off road parking spaces

Special Note

There is a residents fee currently of £821 per annum, which covers the common managed areas and estate charges, along with a contribution payable for the water treatment plant system. For further information please contact the agent.

For any information about Chancel repair liability, please contact the agent

Viewing Arrangements

Strictly via the Vendors sole agents Fine & Country on 07736 937 633

Website

For more information visit www.fineandcountry.co.uk/banbury-buckingham-and-brackley-estate-agents

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm
 Saturday - 9.00 am - 4.30 pm
 Sunday - By appointment only

Offers Over £900,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	47 E	
21-38	F		
1-20	G		

THE FORGE, FALCUTT, NN13 5QZ



APPROXIMATE INTERNAL AREA MAIN HOUSE: 2378 sq ft, 221m²
 GARAGE : 515 sq ft, 48m²
 TOTAL : 2893 sq ft, 269m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed:20.04.2026





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



“Having just purchased my new home through Fine & 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!”

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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