



Jackson's Barn

87b Wappenham Road | Helmdon | Brackley | Northants | NN13 5QA

 FINE & COUNTRY

JACKSON'S BARN

A partially converted 2-bedroom stone barn set in just under an acre of rolling Northamptonshire countryside, offering the lucky buyers the 'Good Life' living off grid with views to absolutely cherish!



SINGLE STOREY AREA

The property is partially renovated, the single storey section has full height Upvc doors that open to the open plan living space. This spacious open plan room has a high vaulted ceiling with LED downlighters and decorative narrow ceiling beams. There are Velux windows and two full height fixed panels allowing light to flood in. (Wiring and switching has been installed for the addition of ceiling fans in the living/ kitchen area).

There is an open plan lounge area with a large wood-burning stove set on to a stone hearth. Smoke alarm, carbon monoxide monitor (mains powered and linked), heat recovery ventilation. The dining area has ample room for a large farmhouse table and eight chairs. The majority of the multi-purpose room is dedicated to a well-fitted kitchen that has solid oak doors, a drawer set, work surfaces, enamel white sink unit with mixer tap, 3 stage filtered water tap. Luxury vinyl planks cover the floor giving a warm and hardwearing layer.

There is an exposed stone gable wall with a connecting door to the two-storey barn. Plumbing facilities, Vokera LPG boiler serving the underfloor central heating and hot water. There is a rear door to the garden, RCD consumer unit, two triple-glazed front windows and five to the rear providing fabulous views across the garden, orchard and open countryside to the east. The frontage is clad with Waney edge larch, and the roof is covered with recycled fibre reinforced cement composite tile. The bedroom also has vinyl planks and a smart larch clad vaulted ceiling with downlighters and a smoke alarm. The side and rear windows provide views to give you the perfect start to even a gloomy day! The adjacent bathroom has a white panelled bath with mixer tap and showerhead attachment. Ladder radiator, vinyl flooring planks, low-level WC, vanity unit with inset wash-hand basin. Porcelain tiling, shaver point, open rear window to ensure a bath is never hurried.

ATTACHED TWO-STOREY BARN

The larger two storey barn remains derelict with a pitched tin roof, offering close to 400sq feet of accommodation. There is a door there now connecting to the existing single storey barn. The ground floor could comprise a spacious living/dining/snug room with stairs leading up to the main bedroom and an en-suite bathroom with outstanding views. We have architects and structural engineer drawings that can be supplied on request to any interested party after viewing. There is also permission to construct a new timber clad building to north of the existing barn, again plans and drawings are held by the agent. (Water, waste and rainwater services are installed outside of the barns perimeter, ready to be connected to).







Seller Insight

“ Set amidst open farmland and approached via a long private track, this exceptional home offers a rare opportunity to experience complete tranquillity, with a sense of seclusion that is increasingly difficult to find. Positioned approximately 500 metres back from the road and surrounded by rolling countryside, the property enjoys uninterrupted views in every direction — from expansive northern vistas across undulating fields to captivating sunrises in the east and breathtaking sunsets in the west. For the owners, it was this extraordinary combination of peace, privacy, land and outlook that first drew them here, and it remains the defining feature of life in this remarkable setting.

The home itself has been thoughtfully created to complement its surroundings, blending rustic character with a contemporary, open-plan design. At its heart lies a beautifully arranged living space, where kitchen, dining and seating areas flow seamlessly together, creating a relaxed and sociable environment. The use of lime plastering and exposed decorative beams lends a timeless, organic quality to the interiors, while the original barn stonework provides a striking architectural focal point — grounding the home in its rural heritage while enhancing its visual appeal. Despite its simplicity, the layout has been carefully considered to maximise both comfort and functionality, with each “zone” within the open plan space offering its own sense of purpose.

Natural light plays a central role in shaping the atmosphere throughout the day. Generous windows and well-positioned skylights invite daylight to pour into the interior from morning through to evening, while west-facing glazing ensures the home is bathed in golden sunset light as the day draws to a close. As dusk settles, the ambience shifts to one of warmth and intimacy, with the wood-burning stove becoming a natural gathering point — a favourite place for the owners to unwind and enjoy the stillness of their surroundings.

The outdoor space is equally compelling, offering a lifestyle defined by freedom, self-sufficiency and connection to nature. The surrounding land provides ample room for cultivating produce, with an established orchard supplying seasonal fruit and the potential for further expansion for those seeking a more sustainable way of living. There is extensive space for vehicles, equipment and maintenance, making the property as practical as it is picturesque. The garden itself extends effortlessly into the wider landscape, creating a seamless transition between curated outdoor areas and the natural beauty beyond.

This is also a home designed for gathering without compromise. With no immediate neighbours — the closest over 450 metres away — the owners have enjoyed hosting celebrations with complete freedom, including their own wedding party, where a large marquee was set against the backdrop of open countryside. The sense of privacy ensures that whether entertaining on a grand scale or enjoying quiet moments alone, the experience is always undisturbed.

Despite its seclusion, the property remains connected to a welcoming local community. The nearby village offers a friendly and supportive atmosphere, with a well-loved pub at its heart and a range of activities taking place on the adjacent sports field. For the owners, this balance — a peaceful, off-grid lifestyle combined with a sense of belonging — has been invaluable.

Ultimately, this is a home that offers far more than accommodation; it provides a way of life. Defined by space, silence, and sweeping views, it is a place to reconnect with nature, embrace self-sufficiency and enjoy a rare sense of freedom — qualities the owners know they will miss profoundly.*

* 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.











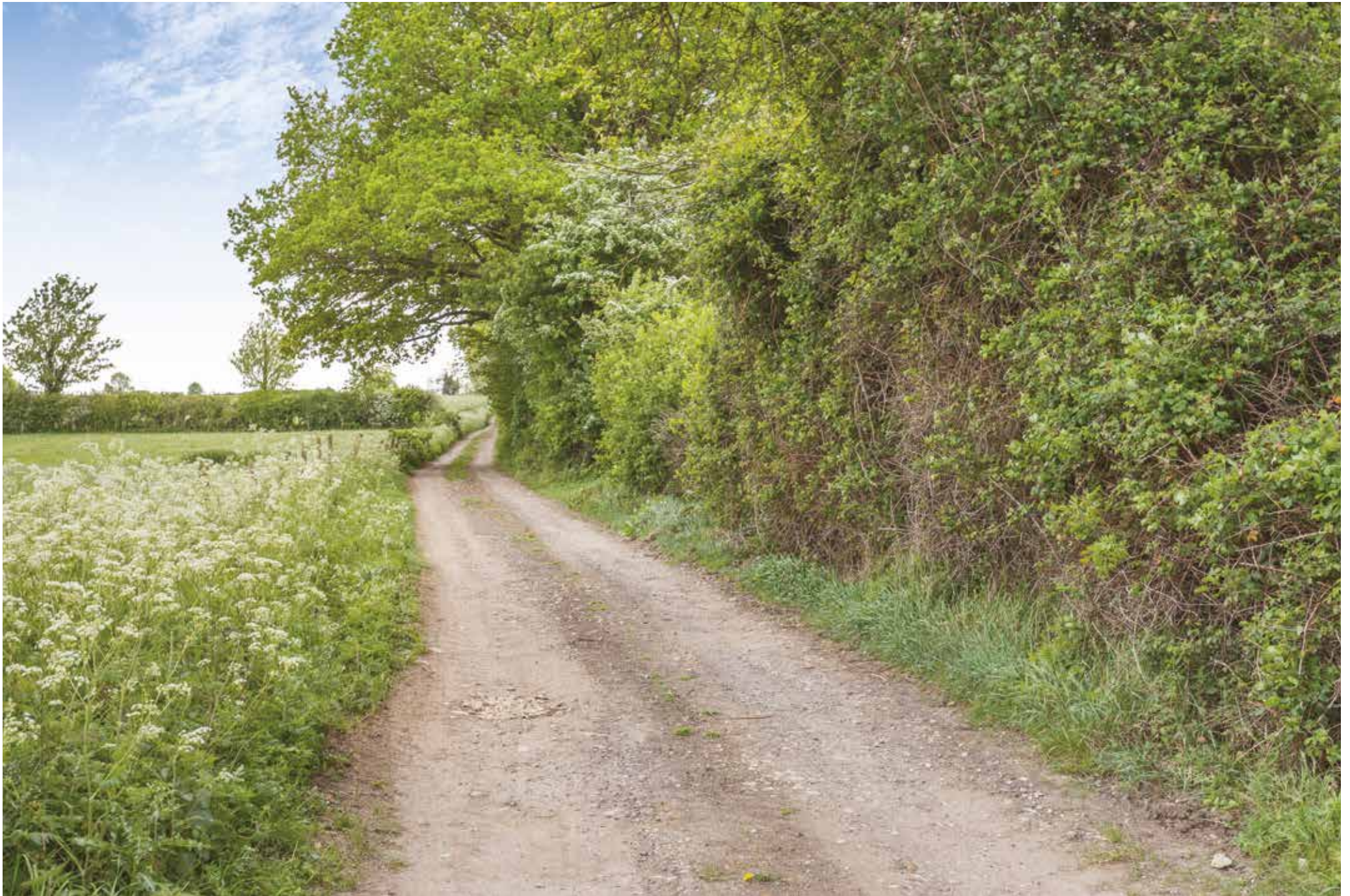
OUTSIDE

Frontage, Parking & Outbuildings

To the front of the building is a large west-facing concrete hardstanding with a very useful 13.5m by 2.5m insulated ex-refrigeration container. It has mains power, fitted with shelving units, sentinel Post and yale system for security, making it ideal for material, tools and general storage. There is extensive parking facilities, 3 greenhouses and a 1-bedroom static caravan. (Sofa beds allow it to sleep 6 people). It is fully serviced, (water, drainage, power, LPG water heater, cooker and Wi-Fi. It has been a successful Airbnb enterprise, photos and reviews can be seen and read by entering this URL in to your internet browser (airbnb.com/h/nature-retreat-).

Rear Garden

The rear garden is directly East of the barn and has a good section of fruit trees that have been established for 15 years and already bring in good annual crops. They include apple, pear, cherry, plum, greengage, damson and cob nuts. The trees are planted on the south side and have a native hedge surrounding them on all sides. There is a man made naturally non-lined wildlife pond. There are soft fruit cages with current bushes, strawberry plot. There are extensive vegetable plots with an asparagus bed in the very best productive soil! Summerhouse, private drainage system, sixteen 2m x 1m solar panels each producing 320kw (5KW total) which supplies virtually all the ongoing electricity for the property and maintains a covered backup generator for periods without sun during the winter. There is a connected shed housing the 48v battery array, solar and battery inverters. The solar array is mounted on an adjustable frame allowing angle adjustment for summer and winter periods. Yearly electricity bill arising from generator diesel costs are roughly £300. The LPG boiler is currently fed by 47kg bottles located just behind the kitchen for the central heating and hot water. The total plot measures around 71m by 52m, so with the track, the whole property extends to around 0.88 of an acre of superbly located Northants open countryside. The owners regularly encounter roe and fallow deer, various owls, kestrels, buzzards, sparrowhawks, kites, swallows, swifts, fieldfares and many other species of birds.



'Crab apples, sloes, elderflowers and blackberries can be foraged along the long access track!'







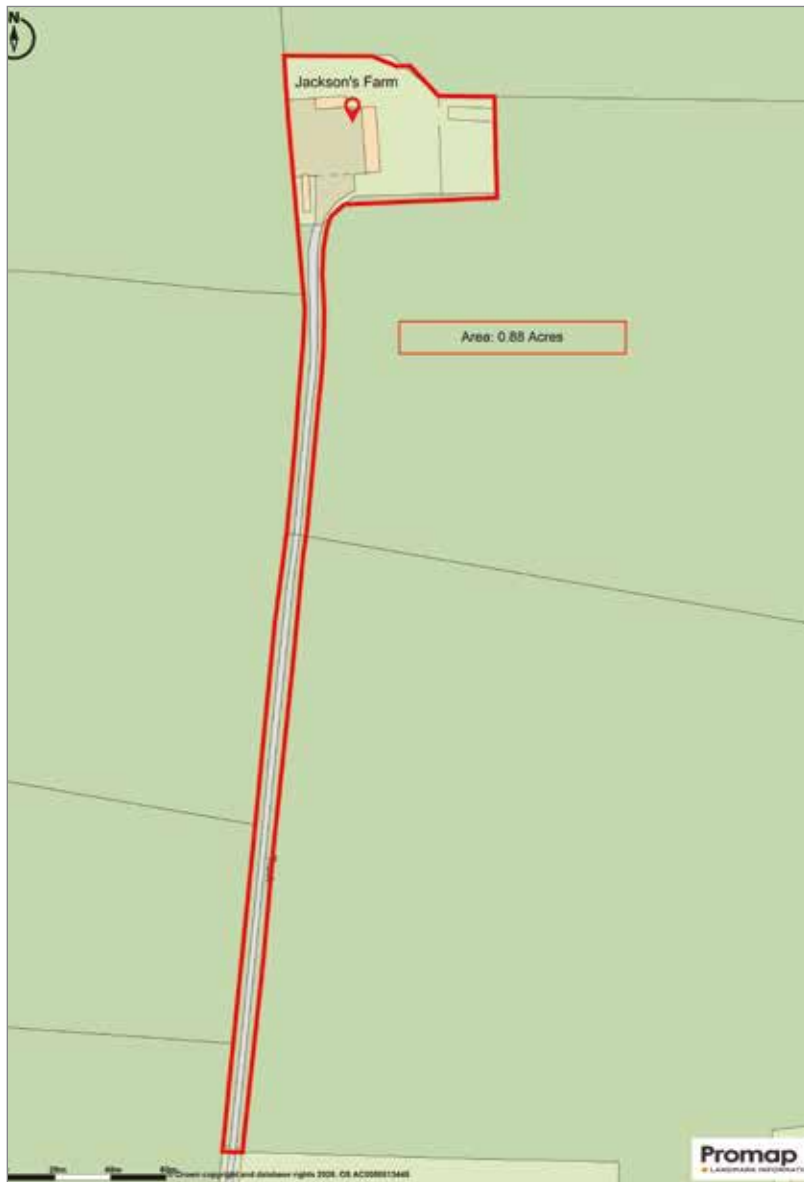




LOCATION

The barn sits just a short walk outside the village of Helmdon that is a popular village and civil parish about 7 miles east of Banbury and 4 miles north of Brackley in West Northamptonshire, England. The village is on the River Tove and was famous for lace making in the 18th century. The village is flanked by meadows that separate the village into two. The parish includes the hamlets of Astwell and Falcutt and covers more than 1,550 acres. It remains a friendly and popular medium-size village with an excellent (always ranked as one of the very best in the county) primary school within the village. State and private senior schooling can be found in either Brackley or Middleton Cheney. The Fat Landlord is the village pub and Saint Mary Magdalene is a mainly Gothic Church of England Church. The Crown Hotel is a short walk away in Weston, and you can see Astwell Castle from the orchard. Supermarkets are located nearby at Brackley and Towcester, Ocado regularly deliver groceries to the site, along with both Tesco and Sainsburys.





Local Authority

West Northamptonshire Council.
Telephone (0300) 126 3000.
Council Tax Band - To be confirmed in 2026.
Current Payable - Yet to be allocated.

Tenure

Freehold.

Services

There is a private drainage system, sixteen 2m x 1m solar panels and a 48v battery array provide off grid electricity (with back-up generator). Water is currently on a metered and shared agricultural feed with neighbouring Jackson's Farm. New water main has been laid the length of the track near the incoming mains supply, all the way to the property making it inexpensive to be connected to a dedicated mains water supply. There is also 24-hour CCTV with remote viewing via the linked App.

Broadband & Mobile Reception

Tove Valley Broadband provide a wireless network to the property, this currently delivers 85Mbps download and 68Mbps upload speeds annually for around £180. EE and Lycamobile provide 5G both inside and outdoors, 4G is delivered indoor and outside by Smarty, O2, ID Mobile and Three. We do advise all interested parties check with their current providers.

Directions

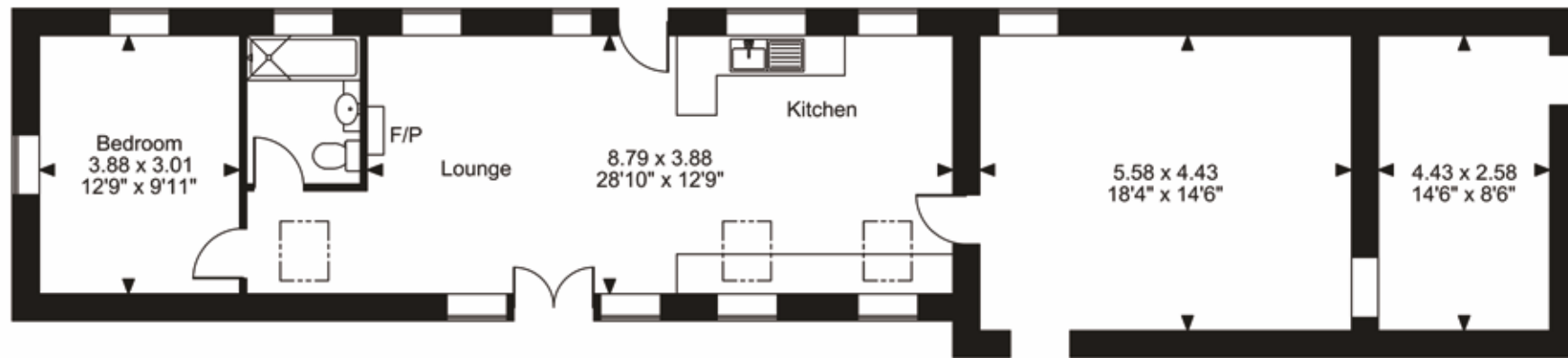
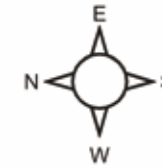
From Banbury head towards the M40 (J11) on the east side of town. Approaching from Banbury, take the 3rd exit left signposted towards Brackley and Milton Keynes on the A422. Continue up the dual carriageway, taking the first left exit on to the B4525 Welsh Lane. Continue for around 6 miles, then turn left into the village of Helmdon via Station Road, passing over the old railway bridge as you do. Proceed right through the village on the Wappenham Road, then after the last house on your left, take the first driveway on your left alongside the sports field. There is a wide lockable metal gate and a post/parcel box which is signed with 87b, so proceed down the 450m private tree lined private lane until Jackson's Barn comes in to sight. What three words location is
(///innovator.somewhere.practical)

Opening Hours

| | |
|------------------|---------------------|
| Monday to Friday | 9am-6pm |
| Saturday | 9am-6pm |
| Sunday | By appointment only |

Offers over £650,000

Jacksons Barn, Wappenham Road, Helmdon, Brackley ,NN13 5QA
Approximate Gross Internal Area
997 Sq Ft/93 Sq M



Single Storey

Two Storey

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 59 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |



'This stunning non-estate location with no neighbours also offers a non-light polluted dark starry night sky including the milky way periodically, peace and quiet is offered all year round'.

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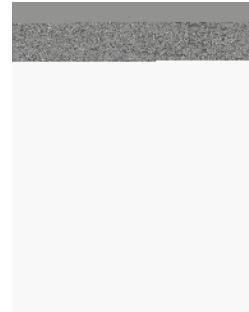
Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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



CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

Fine & Country Banbury
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email: chris.mobbs@fineandcountry.com

Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 36 years with Lizzy (his wife of 40 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



"Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!"

"Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough."

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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