



Burnt Walls Farm, London Road, Norton, Daventry, Northamptonshire,
NN11 4NG



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Guide Price: £1,700,000

A substantial and highly versatile country property extending to approximately 7,400 sq ft, set within 16.5 acres of grounds and farmland.

Dating from the 18th century, the attractive stone-built farmhouse is complemented by converted 19th-century barns and outbuildings, providing extensive and flexible accommodation. The main house offers four bedrooms, three reception rooms and well-appointed kitchen and utility facilities, while the additional accommodation provides 10 bedrooms, eight with en-suite facilities, together with communal living and kitchen areas and a self-contained annexe.

Externally, the property enjoys a private approach, established gardens, extensive grounds, a heated outdoor swimming pool, ample parking and a range of useful outbuildings, garages and stores.

Offering exceptional space, versatility and considerable potential, this impressive property is ideally suited to a variety of residential, multi-generational or income-producing uses, subject to the necessary consents.



Features

- Substantial farmhouse with converted barns offering 7,400 square feet of flexible accommodation suitable for many uses
- Farmhouse with 3 reception rooms, 4 bedrooms, 2 bathrooms
- 10 further bedrooms/letting rooms, all but two with en-suite
- Including 1 bedroom ground floor apartment, with kitchen and sitting room
- One communal kitchen & communal dining room
- Outdoor heated swimming pool
- Gardens, substantial parking area and fields, out buildings, garaging and workshop
- In all 16.5 acres.
- Sought after village location
- EPC Rating - D



Location

Daventry is a historic market town offering a good range of shops, cafés, restaurants, schools and leisure facilities, together with excellent road connections via the M1, M45, A45 and A5.

The surrounding countryside provides numerous opportunities for walking, cycling and outdoor pursuits. Daventry Country Park, less than a mile from the town centre, offers scenic reservoir, woodland and meadow walks, while Borough Hill provides panoramic views across the surrounding countryside and is a popular destination for walkers and dog owners. Golf is well catered for with Daventry & District Golf Club and Staverton Park Golf Club nearby, while the surrounding area is well suited to equestrian enthusiasts, with facilities including Aston le Walls Equestrian Centre and Catesby Equestrian.

The nearby Long Buckby railway station, approximately 4 miles away, provides mainline services to London Euston and Birmingham New Street, while Rugby station, around 10 miles away, offers further frequent mainline connections.



Farmhouse

An entrance hall provides access to all ground-floor rooms, including three reception rooms, with the sitting room featuring an attractive inglenook fireplace.

The ground floor also benefits from a refitted kitchen, refitted utility room, cellar and cloakroom with WC. To the first floor are four bedrooms, one of which benefits from a refitted en-suite shower room, together with a spacious refitted family bathroom featuring a traditional slipper bath and separate shower.



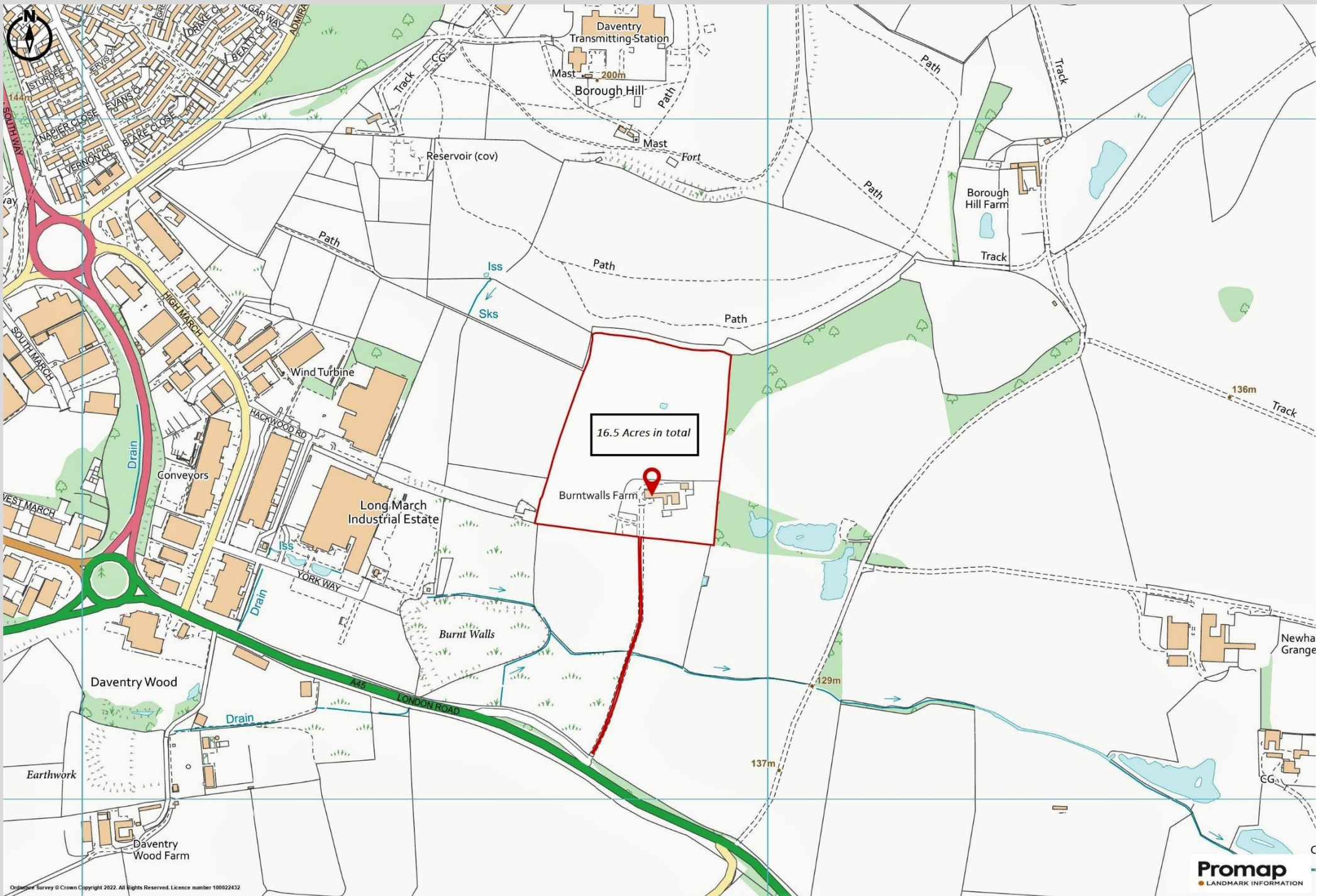
Conversion

Originally converted to provide B&B and letting-room accommodation, the property has since been further adapted to provide versatile annexe and guest accommodation. The area attached to the main house, accessed via the farmhouse dining room, has been refurbished for use as self-contained annexe accommodation for a family member. It benefits from a separate entrance and comprises a spacious sitting room with a large bay seating area overlooking the front grounds, together with a kitchen. To the first floor is a generously proportioned en-suite bedroom.

This accommodation is also connected to the remainder of the property at both ground and first-floor levels. There are a further eight bedrooms, six of which benefit from en-suite facilities and seating areas, together with a dining room and commercial kitchen. In addition, a separate ground-floor apartment provides a bedroom, kitchen, sitting room and bathroom, offering further flexibility for family, guests or letting purposes.









London Road, Daventry, NN11

Remaining Accommodation = 4092 sq ft / 380.1 sq m

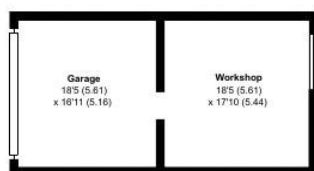
Farmhouse = 2294 sq ft / 213.1 sq m

Apartment = 994 sq ft / 92.3 sq m

Garage = 771 sq ft / 71.6 sq m

Outbuildings = 505 sq ft / 47 sq m

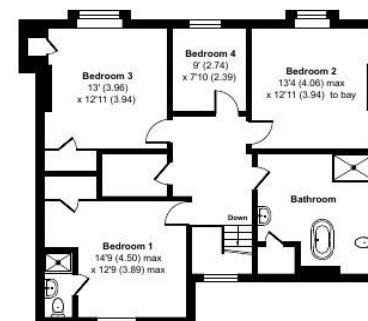
Total = 8656 sq ft / 804.1 sq m



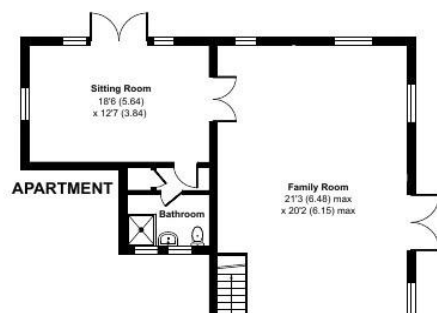
FIRST FLOOR 2



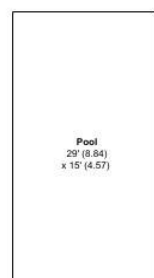
FIRST FLOOR 1



FARMHOUSE FIRST FLOOR

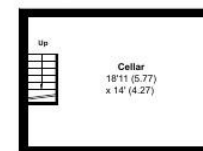
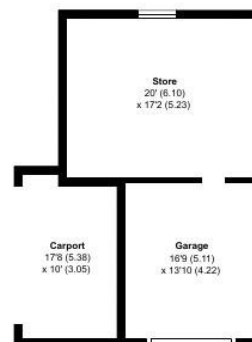
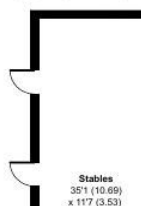


APARTMENT

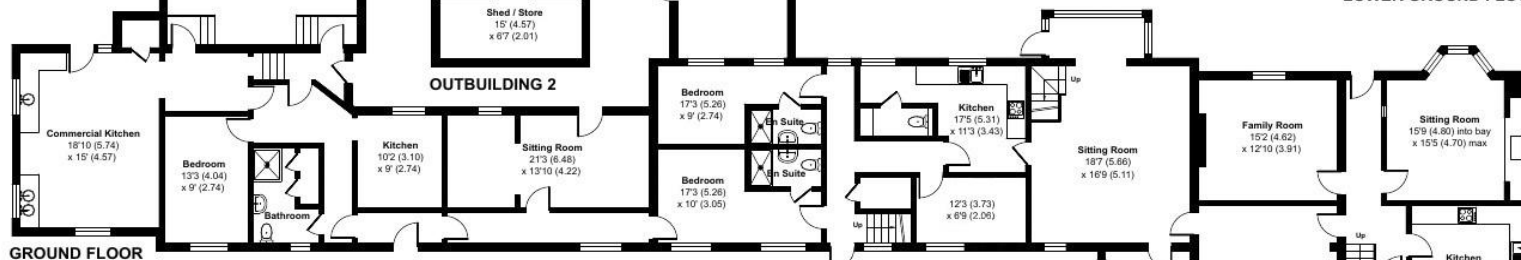


OUTBUILDING 2

OUTBUILDING 1



LOWER GROUND FLOOR



GROUND FLOOR

FARMHOUSE GROUND FLOOR



Outside

Outside a long driveway from London Road leads through brick piers into the grounds. The driveway continues down one side of the property to very spacious parking area with access to both main house and into the barns. The grounds feature spacious gardens overlooking the driveway and countryside beyond and includes a heated swimming pool. The remaining land features a large field and there are outbuildings, stores and garage with workshop.



A unique opportunity to acquire this substantial property with flexible accommodation extending to around 7,400 square feet, together with outbuildings garaging and outbuildings, all of which is set in circa 16.5 acres of land.



Viewing

Strictly by prior appointment via the agents Howkins and Harrison on Tel: 01327-316880

Fixtures and Fittings

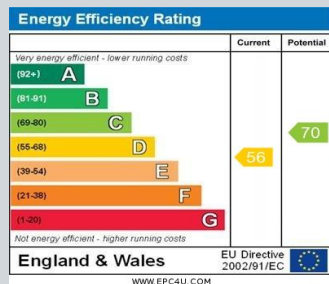
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the 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 water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council
Tel: 0300-126700
Council Tax Band- F



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.

Howkins & Harrison

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