



The Granary
Wood Burcote | Towcester | Northamptonshire | NN12 6JR

STEP INSIDE

The Granary

A beautifully presented, deceptively spacious, four bedroom stone built barn conversion with a superb two bedroom attached annex located in the sought-after Wood Burcote area of Towcester.

The Granary is an impressive stone-built barn conversion offering deceptively spacious, stone built barn conversion located in the sought-after Wood Burcote area of Towcester. It has superb family living space that combines period character with a contemporary interior plus the added benefit of a fantastic self-contained two bedroom, two bathroom annex.

The house is approached through electric gates that open onto a sweeping gravel driveway with manicured gardens that open into a landscaped courtyard garden. One of the striking features has to be the main entrance which features a glazed wall complete with the old sliding barn doors. The glazed front doors open into a stunning double height reception hallway which is large enough to be used as a sitting or dining room, it has a beamed vaulted ceiling and gallery, a tiled floor, exposed brick walls and glazed doors at the rear leading out onto a decked sun terrace. There is also a guest cloakroom. On the right of the reception hallway is the heart of this stunning home, an exceptionally bright and spacious family kitchen/breakfast room. This superb room has an extensive range of country style units, a central island with granite worktop and breakfast bar, integrated appliances plus a large separate dining area, there is a door to the front opening onto the courtyard garden.

There is also a separate utility/boot room.

On the left of the reception hall is an impressive reception room that has so much character with exposed stone and brick walls, a stone and brick fireplace with wood burner, oak floor and glazed doors opening to the gardens. There is also a separate study.

On the upper floor is a bright central landing area with a vaulted beamed ceiling and a lovely sitting area at the front overlooking the courtyard and garden. There are two double bedrooms accessed from an inner hall, both are lovely bright rooms with high ceilings and beams, one has en-suite bathroom and there is also a separate shower room. The main bedroom suite on the other side of the landing is another impressive room again with high ceiling and beams, there is a dressing area with fitted wardrobes plus a large walk-in wardrobe and an en-suite shower room. there is also a separate sitting room which is also accessed from the landing so could be a further double bedroom if needed.





SELLER INSIGHT

“ We’ve been here for over 25 years, and it’s a home that has truly grown with us,” say the owners of The Granary. “What first drew us in was the character and potential – it’s a property that’s adapted to every stage of family life.”

Originally a 19th-century barn and outbuilding, the property was converted in the 1990s into a spacious home with a separate annexe. Today, it offers a versatile layout ideally suited to modern living. “The flexibility has always been one of its greatest strengths,” the owners explain. The main house is arranged over two floors and includes three bedrooms, two of which are en suite, along with a separate shower room. “There’s also an additional room off the master that’s been incredibly useful,” they add. “It could be a dressing room, nursery or even a fourth bedroom.” Recent improvements have focused on enhancing this adaptability. “We reconfigured the annexe to make it more flexible and self-contained,” the owners say. “It’s been everything from a playroom and teenage hangout to holiday accommodation.”

For them, the living room is a standout space. “It has a more formal area centred around a large log and coal burner, which is perfect in winter, but also a snug corner for everyday relaxing.” The home is equally suited to entertaining. “The kitchen and dining room flow into the entrance hall, which opens onto both the front and back, making it ideal in the summer,” they say. “At Christmas, the galleried hall really comes into its own – we’ve had some very special family moments there.”

Set at the end of a no-through road, the property enjoys a peaceful and private position. “You come through electric gates and down a long driveway, which gives a real sense of arrival,” they describe. The grounds extend to three sides and have been thoughtfully arranged into distinct areas. “We have a secluded courtyard with patio and decking, a large enclosed front garden with a summerhouse, a separate annexe garden, and a generous lawn area to the rear,” they say. “There’s always somewhere to sit, whether you want sun or shade.”

Located in a small semi-rural hamlet near Towcester, the property combines countryside living with convenience. “There are good schools, shops and restaurants nearby, and a lovely sense of community,” they add.

“It’s the versatility and the memories we’ll miss most,” the owners reflect. “It’s been a wonderful place to watch our family grow.”*

* 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.





STEP OUTSIDE

The Granary

The annex can be completely self-contained or accessed from the main house as needed, its a wonderful character annex ideal for guests or dependent family. It features a superb open plan reception room with dining area and fitted kitchen, there are exposed beams and lots of character features. An inner hallway leads to two double bedrooms both with fitted wardrobes, beams and en- suite shower rooms. The annex has its own garden area.

The Granary is set in south east facing gardens of approximately 0.5 acre, electric gates open to a long sweeping gravel driveway with fenced garden laid to lawn, a further set of electric gates open into the sun trap front courtyard area with ample parking and an attached garage/workshop, a decked sun terrace and a paved terrace with lawn ideal for a barbeque! There is also a home office/studio. To the side and rear there are further lawned south facing gardens with a decked sun terrace ideal for entertaining.

Location

Wood Burcote is located on the edge of the market town of Towcester which has all the local amenities one would expect with a supermarket, independent shops along the High Street, restaurants, primary and secondary schools and a leisure centre. There are excellent road links for commuters with easy access to the M1 at junction 15a, the M40 and A5. Direct trains to London and Birmingham are within easy reach at either Northampton or Milton Keynes.

Services, Utilities & Property Information

- Tenure - Freehold
- Council Tax Band G - South Northampton
- Property Construction - Standard -brick & tile
- Electricity Supply - Mains
- Water Supply - Mains
- Drainage & Sewerage - Mains
- Heating - Gas
- Broadband - FTTP Broadband connection available - we advise you to check with your provider.
- Mobile Signal/Coverage - 4G mobile signal is available in the area - we advise you to check with your provider.
- Parking - Garage with driveway parking for 6 plus cars.



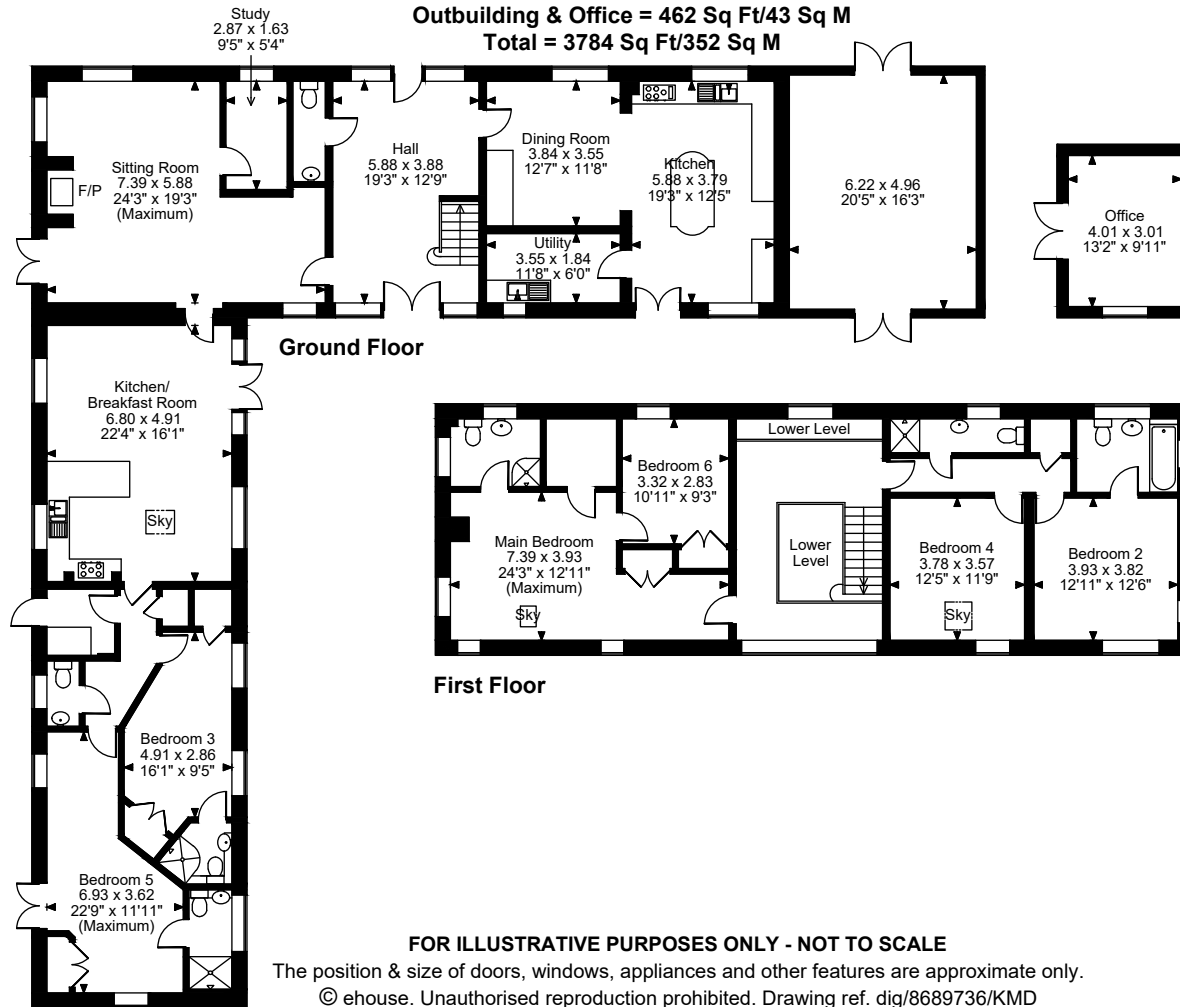
The Granary, Burcote lane, Wood Burcote, Towcester

Approximate Gross Internal Area

Main House = 3322 Sq Ft/309 Sq M

Outbuilding & Office = 462 Sq Ft/43 Sq M

Total = 3784 Sq Ft/352 Sq M



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

Tenure: Freehold
 Council Tax Band: E



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. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.





JONATHAN LLOYD-HAM

PARTNER

follow Fine & Country Northampton on



Fine & Country Northampton
20A-30 Abington Street, Northampton, Northamptonshire, NN1 2AJ
01604 309030 | 07939 111481 | jonathan.lloyd-ham@fineandcountry.com

