



Hungerbarn
The Orchard | Staverton | Daventry | Northamptonshire | NN11 6JA

 **FINE & COUNTRY**

HUNGERBARN



KEY FEATURES

Tucked away within the heart of the ever popular village of Staverton, Hungerbarn is an exceptional unlisted character residence that beautifully combines rustic charm with striking contemporary design. Thoughtfully renovated and significantly enhanced by the current owners, this remarkable home now offers a lifestyle defined by elegance, comfort and entertaining on every scale.

Behind its attractive façade lies a home of immense warmth and individuality where original character features blend seamlessly with high quality modern finishes. From the moment you step inside, Hungerbarn reveals itself as a property of rare distinction a carefully curated home designed for both relaxed family living and sophisticated entertaining.

At the heart of the property lies the magnificent kitchen and dining space, an elegant yet highly practical hub designed for modern living. Beautifully appointed with an extensive range of high end integrated appliances, the kitchen centres around a substantial island with breakfast bar seating, ideal for informal dining and social gatherings alike. A superbly fitted walk-in pantry provides exceptional additional storage and preparation space, while the spacious dining area features bespoke built in seating alongside ample room for a large dining table, creating the perfect setting for entertaining friends and family on any scale.

Flowing naturally from the kitchen is a stunning rear entrance lobby/garden room, a wonderfully light filled space enjoying lovely views across the landscaped gardens. A comfortable seating area creates an inviting everyday retreat, while the dual aspect feature fireplace provides warmth and atmosphere linking beautifully with the adjoining living accommodation.

The spectacular vaulted living room is undoubtedly one of the home's standout features. This dramatic yet welcoming space offers impressive ceiling height, a striking feature fireplace and expansive bifold doors opening directly onto the gardens, seamlessly blending indoor and outdoor living. At the far end of the room, a charming reading area with additional bifold doors provides a peaceful corner that could equally serve as an inspiring home study or workspace.

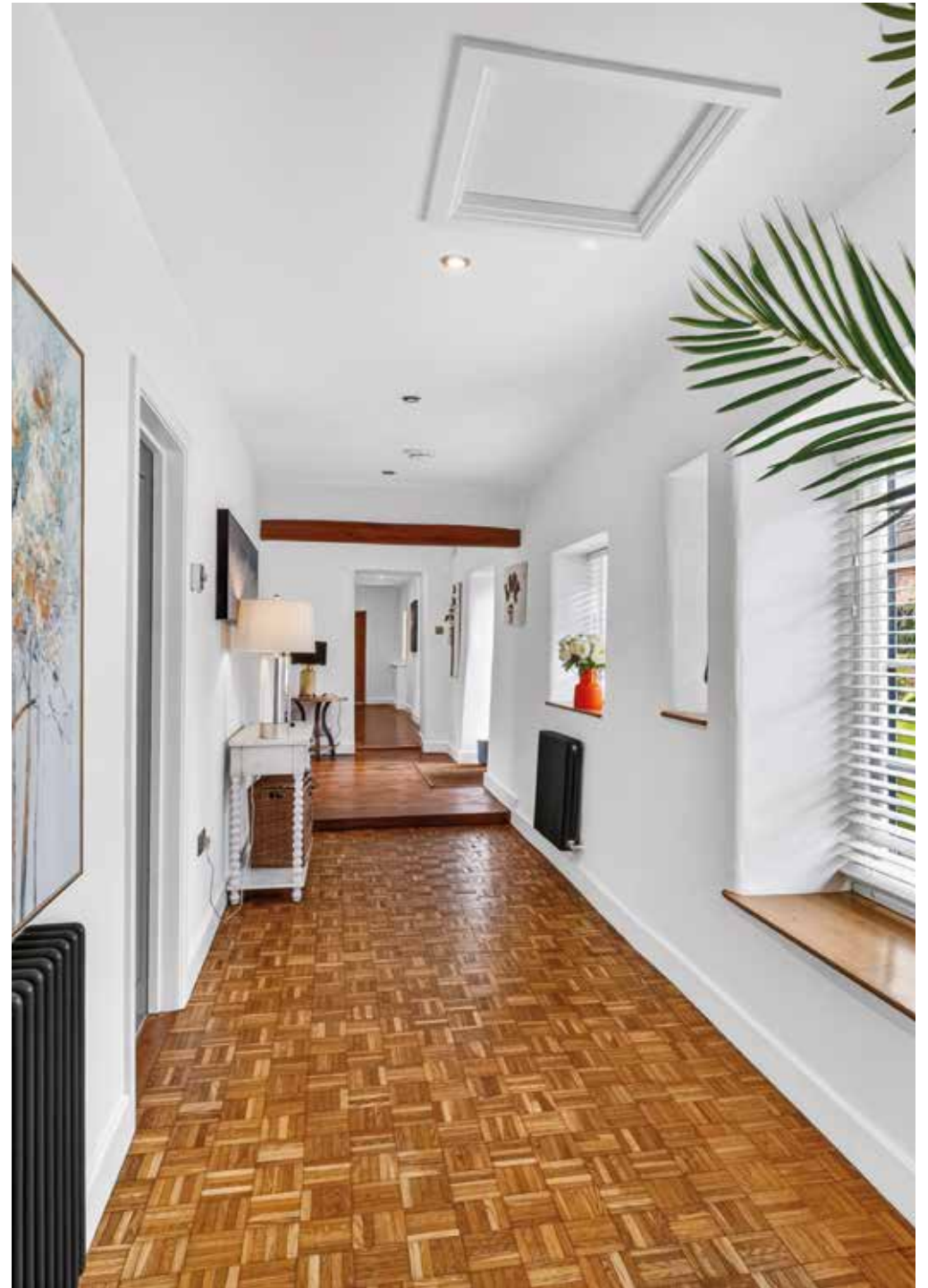
A clever use of space has created a boot room/utility room with a door out to the garden, a must have when living in the country. The connection between inside and out has been masterfully created allowing the home to feel both expansive and inviting throughout the seasons.

A welcoming entrance hall/snug provides a cosy retreat and is an impressive first impression for guests and friends with its open fire and bifold doors out onto the garden. Off the hallway is a beautifully appointed shower room/cloakroom which further enhances the versatility of the ground floor layout.













The bedroom accommodation is equally impressive. Bedroom Three is a delightful double room with built-in wardrobes and a pleasant outlook over the gardens, while Bedroom Two offers generous proportions, a walk in wardrobe and its own stylish ensuite shower room and also enjoys garden views.

The principal bedroom suite provides a luxurious private sanctuary with doors opening directly onto a secluded patio terrace. The stunning ensuite bathroom has been beautifully designed to create a spa like atmosphere complete with a large double shower, freestanding bath and twin wash basins.

The first floor conversion has been exceptionally well executed creating two impressive dressing areas with extensive bespoke storage. This highly versatile space could equally function as a nursery, private retreat or additional ancillary accommodation, while also benefitting from planning permission for further first floor bedrooms, offering exciting future potential for expanding family requirements.















Externally, Hungerbarn continues to impress at every turn. The fully enclosed landscaped gardens have been professionally designed to create a series of beautifully arranged outdoor spaces, ideal for entertaining, relaxation and year round enjoyment.

A particular highlight is the exceptional outdoor kitchen and entertaining area complete with built in fire, seating area, pizza oven, barbecue and striking living plant wall, creating a true al fresco entertaining destination. Multiple patio terraces provide a variety of seating and dining areas while the unique igloo pod offers an atmospheric space for all season enjoyment.

The detached garden room benefits from both light and power and offers superb versatility as a potential home office, creative studio, gym or relaxation space.

The property further benefits from gated off road parking and a single garage.





LOCATION

Set within one of Northamptonshire's most desirable villages, Staverton offers an idyllic blend of countryside charm and accessibility with excellent connections to nearby market towns and transport links.

Village Setting & Lifestyle

Staverton is widely regarded as one of the area's most desirable Northamptonshire villages prized for its attractive period properties, rolling countryside surroundings and strong sense of community. Positioned on the edge of an escarpment the village enjoys far reaching views across the Warwickshire countryside and offers immediate access to beautiful rural walks including the renowned Jurassic Way footpath.

The village itself offers a charming blend of rural tranquillity and practical convenience with amenities including the well regarded village pub, The Countryman, village hall and nearby leisure facilities at Staverton Park Hotel & Golf Club which offers golf, health club and dining facilities.

The nearby market town of Daventry lies approximately 2 miles away and provides an excellent range of everyday amenities including supermarkets (Waitrose) independent shops, cafés, leisure facilities and medical services. Further afield the historic towns of Warwick, Rugby, Leamington Spa and Stratford upon Avon offer an outstanding selection of restaurants, boutique shopping, theatres and cultural attractions all within comfortable driving distance.

Transport & Connectivity

Despite its idyllic village setting, Hungerbarn is exceptionally well connected. The property enjoys convenient access to the A45, A5, M1, M6 and M40 motorway networks making it ideally placed for commuting across the Midlands and beyond.

Mainline rail services are readily available from Long Buckby Railway Station, providing direct services to London Euston and Birmingham via the West Coast Main Line. Additional rail connections can also be accessed from Rugby Railway Station and Northampton Railway Station offering fast and frequent services to London and other major regional centres.

For international travel Birmingham Airport is conveniently accessible via the motorway network.

Education

The area is particularly well served for education making Hungerbarn highly appealing for families. Staverton itself benefits from a well regarded village primary school while a number of highly respected state and independent schools are located within easy reach.

Nearby schooling options include secondary schools in Daventry and surrounding areas together with an excellent choice of independent preparatory and public schools including Princethorpe College, Rugby School, Warwick School and Northampton High School.

Hungerbarn represents a rare opportunity to acquire a beautifully crafted village home where character, luxury and lifestyle come together effortlessly. Combining exceptional entertaining spaces future potential and an enviable village setting, this is a home of genuine distinction in one of Northamptonshire's most sought after locations.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – F

Local Authority – West Northamptonshire Council

Property Construction – Standard - Stone and Tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Gas Central Heating

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 1 car and driveway parking for 4+ cars. Electric Vehicle (EV) charging point.

Special Notes

The property is located within a designated conservation area. The property includes an additional area of land at the front of the property, forming part of the stone driveway. This land was formerly highway land but was incorporated into the property following the approval of a stopping up order in 2017. The property is subject to rights benefiting neighbouring land, including access for maintenance and shared drainage arrangements. Please contact the agent for more information.

Directions

Postcode: NN11 6JA

Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976 453573.

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>.

Hunger Barn, The Orchard, Staverton, Daventry NN11 6JA

Approximate gross internal area:
Total (including Garage/Outbuilding) = 2960 Sq. Ft (275.17 Sq. M)

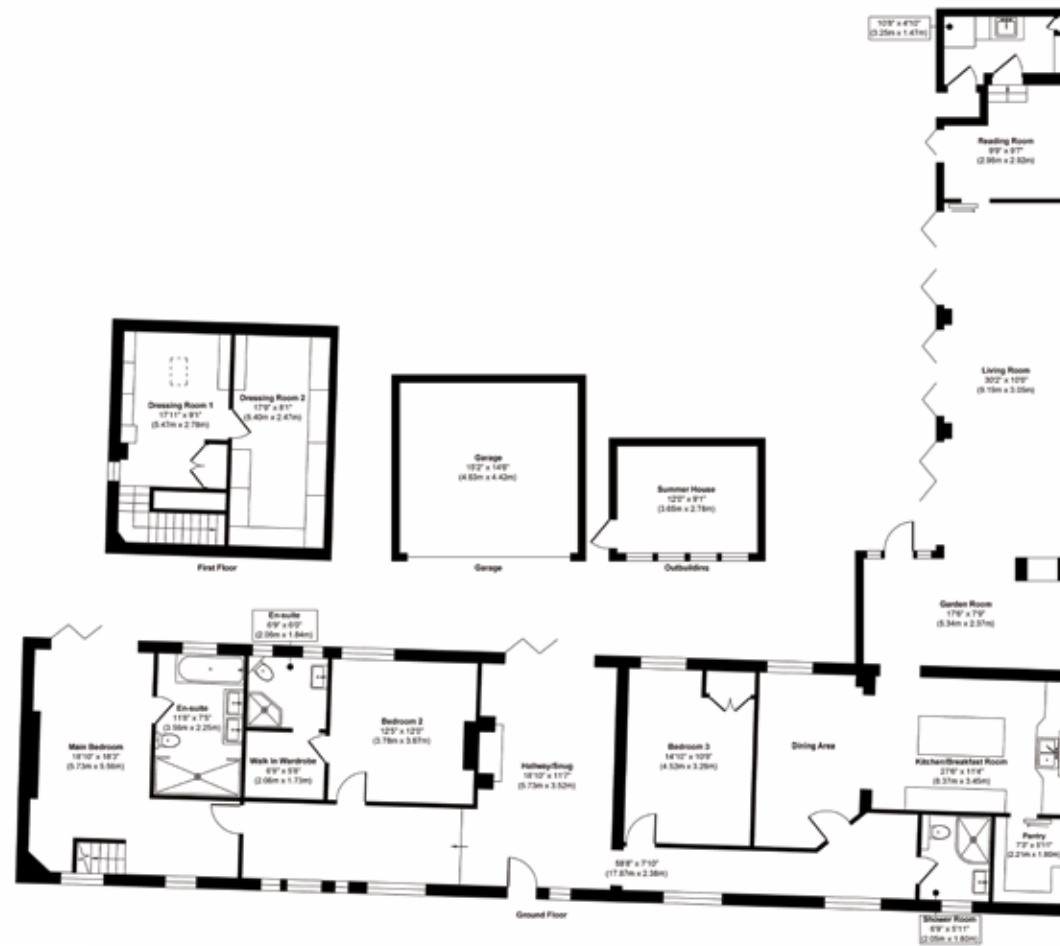


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	46 D	80 C
39-54	E		
21-38	F		
1-20	G		

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





FINE & COUNTRY

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*



LIZ & NICOLA

PARTNER AGENTS

Fine & Country Rugby
Liz: 07811 121363 | Nicola: 07976 453573
email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

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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