



Home Close, 1b Kettle End Lois, Weedon, Northamptonshire, NN12 8PW

HOWKINS &
HARRISON

Home Close,
1b Kettle End,
Lois Weedon,
Northamptonshire,
NN12 8PW

Guide Price: £750,000

A rare opportunity to purchase a character barn conversion with gardens and paddocks extending to some 7 acres. The accommodation comprises entrance hall, sitting room, garden room, kitchen / dining room, utility, ground floor shower room, master bedroom with en-suite bathroom, two further bedrooms and a family shower room. There is off road parking, a garden store, and paddocks totalling 7 acres, with direct highway access.

Features

- Character converted barn
- Three bedrooms
- Three bathrooms
- Sitting & garden rooms
- Kitchen / dining room, Utility room
- Plentiful off-road parking
- Garden store / mower shed
- Total of 7 acres
- Direct highway access
- EPC Rating: D



Location

The village of Lois Weedon is set in the upper Tove valley in the rolling South Northamptonshire countryside and is coupled with the nearby village of Weston just under a mile away. There is excellent schooling in the locality.

Lois Weedon / Weston has a vibrant thriving community with plenty of opportunities for social interaction, for those who wish to engage. The local pub, 'The Crown Inn', situated in Weston, boasts an award winning restaurant.

There is good access to the main arterial roads including the A43, A5, M1 motorway at junction 15a and the M40, with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote water, Pitsford and Hollowell Reservoirs, horse racing at Towcester and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

The entrance hall has a cloakroom / shower room off, there is a generous sitting room with garden room beyond, a kitchen / dining room leading to a utility room.

First Floor

The master bedroom has an en-suite bathroom, there is another large double bedroom, plus another single, along with a separate shower room.





Outside

The property is approached via a gravel driveway, leading to parking and the front of the property. The first paddock and wooded area leads away from the property towards the much larger second paddock, which is level and enjoys gated access directly to the highway.

Total plot of approximately 7 acres.

Agents Note

The boundaries shown on our particulars are indicative and should be clarified by your legal advisor before commitment to purchase.

We understand a near neighbour at No.2 enjoys a vehicular right of way across the garden of Home Close into their own garden

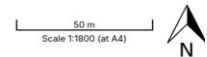
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Land App



Produced on Land App, Aug 28, 2026.
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Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

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

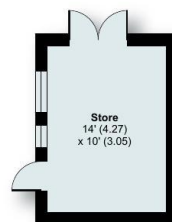
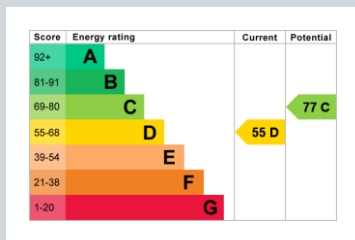
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services. Oil fed boiler.

Tenure: Freehold

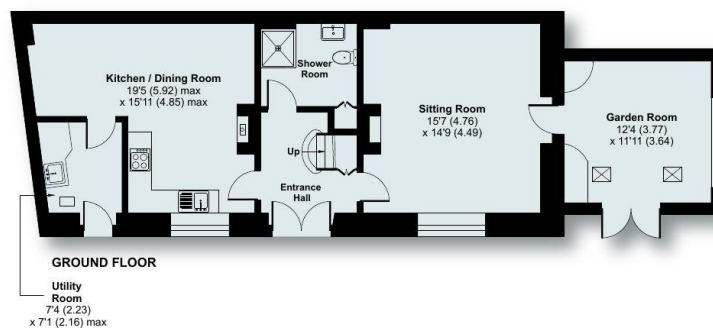
Local Authority

West Northamptonshire Council – Tel:0300-1267000.

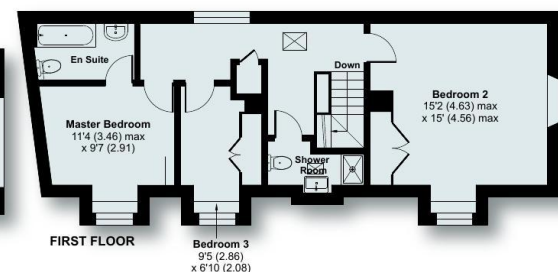
Council Tax Band - F



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n14hecom 2026. Produced for Howkins & Harrison. REF: 1514208



Kettle End, Lois Weedon, Towcester, NN12

Approximate Area = 1452 sq ft / 134.8 sq m

Outbuilding = 141 sq ft / 13 sq m

Total = 1593 sq ft / 147.8 sq m

For identification only - Not to scale

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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.