

# The Courtyard, Boughton Grange, Boughton



RICHARD  GREENER



# The Courtyard

Boughton Grange, Boughton

Asking Price £900,000

This outstanding barn conversion stands in an idyllic rural location, enjoying the best of the Northamptonshire countryside. The property offers a wealth of character features and excellent scope for renovation.

## Accommodation

Ground Floor: Reception Hall | Sitting Room | Dining Room | Drawing Room  
| Inner Hallway | Study | Kitchen/Breakfast Room | Utility Room |  
x2 Cloakroom

First Floor: Landing | Principal Bedroom Suite – Bedroom One | Shower  
Room Ensuite | Dressing Room | Guest Bedroom Suite – Bedroom Two |  
Bedroom Three | Bedroom Four | Jack-Jill Family Bathroom | Attic Room

Outside: Garden | Double Garage | Timber Store | Tack Room | Stables |  
Two Bedroom Detached Annex

**In Excess of 4,000 Square Feet**

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## Description

A rare and exciting opportunity to acquire a truly distinctive family home, set within one of Northamptonshire's most private locations. The Courtyard at Boughton Grange presents a unique chance to purchase a four-bedroom converted barn with annex, offering exceptional scope for renovation. Positioned to the south of Boughton Village, the property enjoys a peaceful setting surrounded by open countryside and picturesque walking routes.

Forming part of an exclusive cluster of characterful barn conversions centred around Boughton Grange, the home has been in the same family ownership for over 40 years, an opportunity that seldom comes to market. Extending to approximately 4,000 sq ft, the accommodation includes a separate two-bedroom detached annexe, ideal for multi-generational living or guest accommodation. The main house comprises an entrance porch, a utility room with en-suite and stairs leading to a first-floor attic room, as well as a kitchen, lounge, dining room, study, and a generous family room accessed from the rear hall, alongside a further WC.

To the first floor, there are four well-proportioned double bedrooms, including a principal suite with dressing room and en-suite, in addition to a Jack and Jill bathroom serving the remaining bedrooms. Externally, the property continues to impress with a self-contained annexe featuring a bedroom with en-suite, reception room, kitchen, and an additional mezzanine-level bedroom. The home is approached via a private gated driveway providing ample off-road parking and access to a double garage, stables, and a tack room. Further benefits include solar panels and electric vehicle charging points. The property is rich in character, boasting arched windows overlooking the private, sun-filled garden, exposed oak beams, vaulted ceilings, and feature fireplaces throughout. A truly exceptional home offering immense potential in a highly sought-after countryside setting.











## Outbuildings

Externally, the property offers a number of outbuildings, including a double garage, tack room, two stables and a timber shed. The property is not listed or in a conservation area, and this lends itself to further development if needed. Accessed via the cobbled driveway, there is also further space to add additional garaging.

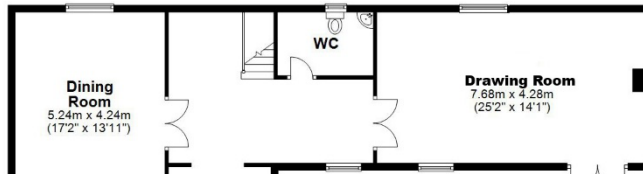
## Annex

A two-bedroom detached annex provides ancillary accommodation. Fitted with a working kitchen, two bedrooms and an ensuite wetroom, this area is the perfect space for a relative or possible Airbnb. The Courtyard has solar panels that are owned outright.



### Ground Floor

Approx. 224.4 sq. metres (2415.6 sq. feet)



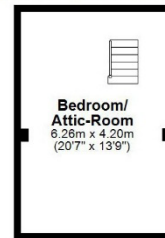
### First Floor

Approx. 93.9 sq. metres (1011.0 sq. feet)



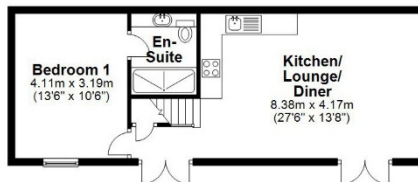
### First Floor

Approx. 26.3 sq. metres (283.2 sq. feet)



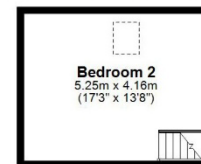
### Annexe Ground Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



### Annexe Mezzanine

Approx. 21.8 sq. metres (234.6 sq. feet)



Main house area: approx. 287.1 sq. metres (3090.3 sq. feet)

Annexe area: approx. 69.7 sq. metres (750.2 sq. feet)

Outbuildings area: approx. 57.6 sq. metres (620.0 sq. feet)

Total area: approx. 414.4 sq. metres (4460.5 sq. feet)

Not to scale. For illustrative purposes only



## Services

Mains gas, water and electricity are connected. Drainage is to a private septic tank shared with an opposing property. The property has the benefit of electronic security gates and CCTV. The main house and annex have separate boilers, and the property comes with solar panels.

## Council Tax

Annex - West Northamptonshire Council - Band A

The Courtyard - West Northamptonshire Council - Band G

## Local Amenities

Within the close by village of Boughton, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. Local schooling is at the County Primary School, with secondary education at the Moulton School for which there is a school bus service. The property is well placed for access to a number of public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough. There are local shops at Whitehills and a Waitrose Supermarket in Kingsthorpe. There is a country park and sailing club at nearby Pitsford Reservoir, and the Northampton County Golf Course is at Church Brampton. Northampton railway station provides a fast connection service to London Euston in 50 minutes.

## How To Get There

From Northampton town centre, proceed in a northerly direction along the A508 Barrack Road through Kingsthorpe Hollow and Queens Park Parade to Kingsthorpe. Continue straight on past the Waitrose Supermarket heading north onto the A5087 Harborough Road and continue straight on at the Holly Lodge Drive traffic lights past the Whitehills Pub and straight over the Boughton Village roundabout. Take the first exit on the left-hand side, proceed straight on at the green through the first set of gates where the property can be found on the right-hand side.



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