



Dairy Fields, Iron Hill Farm, Byfield, Northamptonshire, NN11 6YJ

HOWKINS &
HARRISON

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Byfield, Northamptonshire,
NN11 6YJ

Guide Price: £575,000

Set within a picturesque rural setting, this exceptional single-storey three-bedroom barn conversion seamlessly blends traditional character with contemporary design to create a superb family home. The property boasts vaulted ceilings throughout, enhancing the sense of space and natural light, while original exposed beams add charm and showcase its heritage.

Finished to an impressively high standard, the home is surrounded by beautiful countryside and enjoys extensive private gardens, complete with a dedicated seating area ideal for outdoor entertaining and relaxation.



Location

Byfield is a charming Northamptonshire village on the A361 Banbury Road, offering a mix of rural appeal and modern conveniences. Amenities include a primary school and nursery, two shops, a post office, a pub, a garage, a medical centre, and recreational facilities at 'The Brightwell' with tennis, football, cricket, and a children's playground. With over 30 active clubs and organisations, the village has a strong community spirit.

Sitting around 9 miles northeast of Daventry and 10 miles north of Banbury. Banbury offers extensive shopping and leisure options, including Castle Quay Shopping Centre, a cinema, bowling, and climbing facilities.

Banbury railway station provides direct trains to London Marylebone in about 1 hour 17 minutes. Road access is convenient via the M40 (Junction 11) and the M1 (Junction 16), combining village tranquillity with easy connectivity.



Accommodation

Entered via a wooden door, the property opens into a spacious and light-filled porch, complete with a coat cupboard and a cloakroom fitted with a hand wash basin and WC. A further door leads through to the impressive inner hallway, where vaulted ceilings, original exposed beams, and an abundance of natural light create a striking first impression. From here, doors lead to three charming and generously proportioned double bedrooms, each enjoying vaulted ceilings, exposed beams, and delightful views over the rear garden and surrounding countryside. The principal bedroom is the largest of the three and benefits from fitted wardrobes. The stylish family bathroom is beautifully appointed, featuring a walk-in rain head shower, freestanding bath, hand wash basin, and WC. A useful utility room is accessed from the bathroom, offering space for a stacked washing machine and dryer, along with ample additional storage. At the end of the hallway lies the stunning open-plan kitchen, dining, and living space. This impressive room continues the theme of vaulted ceilings and exposed beams, while a recent extension with a striking gable-end glazed window perfectly frames the far-reaching countryside views and floods the space with natural light. Bi-fold doors open seamlessly onto the garden and a paved seating area, ideal for indoor-outdoor living. The kitchen itself is finished to a high specification, featuring a central island with breakfast bar seating for four and a Belfast sink overlooking the front garden. Integrated appliances include a double oven by Bosch, an induction hob with a distinctive Faber copper extractor fan, and a Fired Earth terrazzo tiled splashback. There is also an integrated dishwasher and space for a fridge-freezer. The living area is centred around a charming multi-fuel wood burner, creating a cosy focal point, while the relaxed dining area is perfectly positioned to take full advantage of the stunning rural outlook.





Outside

To the front of the property is a generous single garage, featuring both a pedestrian door and an electric up-and-over door, with additional storage available within the roof space. There is also ample off-road parking for at least three vehicles, with access to the front entrance provided across a neighbouring courtyard.

The extensive rear garden can be accessed via a door beneath the archway, as well as directly from the family room. This attractive outdoor space is predominantly laid to lawn and is complemented by mature trees and well-stocked shrub borders. A superb paved entertaining area adjoins the kitchen, ideal for al fresco dining. The garden as a whole enjoys a high degree of privacy along with outstanding views over the surrounding countryside.

Features

- Single-storey barn conversion
- Situated at the end of a private drive
- Three generous double bedrooms
- Stunning kitchen/dining/living space with outstanding views
- Multi-fuel woodburner
- Bathroom and cloakroom
- Extensive private gardens
- Generous single garage with storage above
- Parking for multiple cars
- Energy Rating - E





Viewing

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

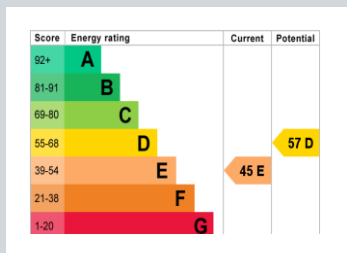
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council
Council Tax Band-C

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Howkins & Harrison

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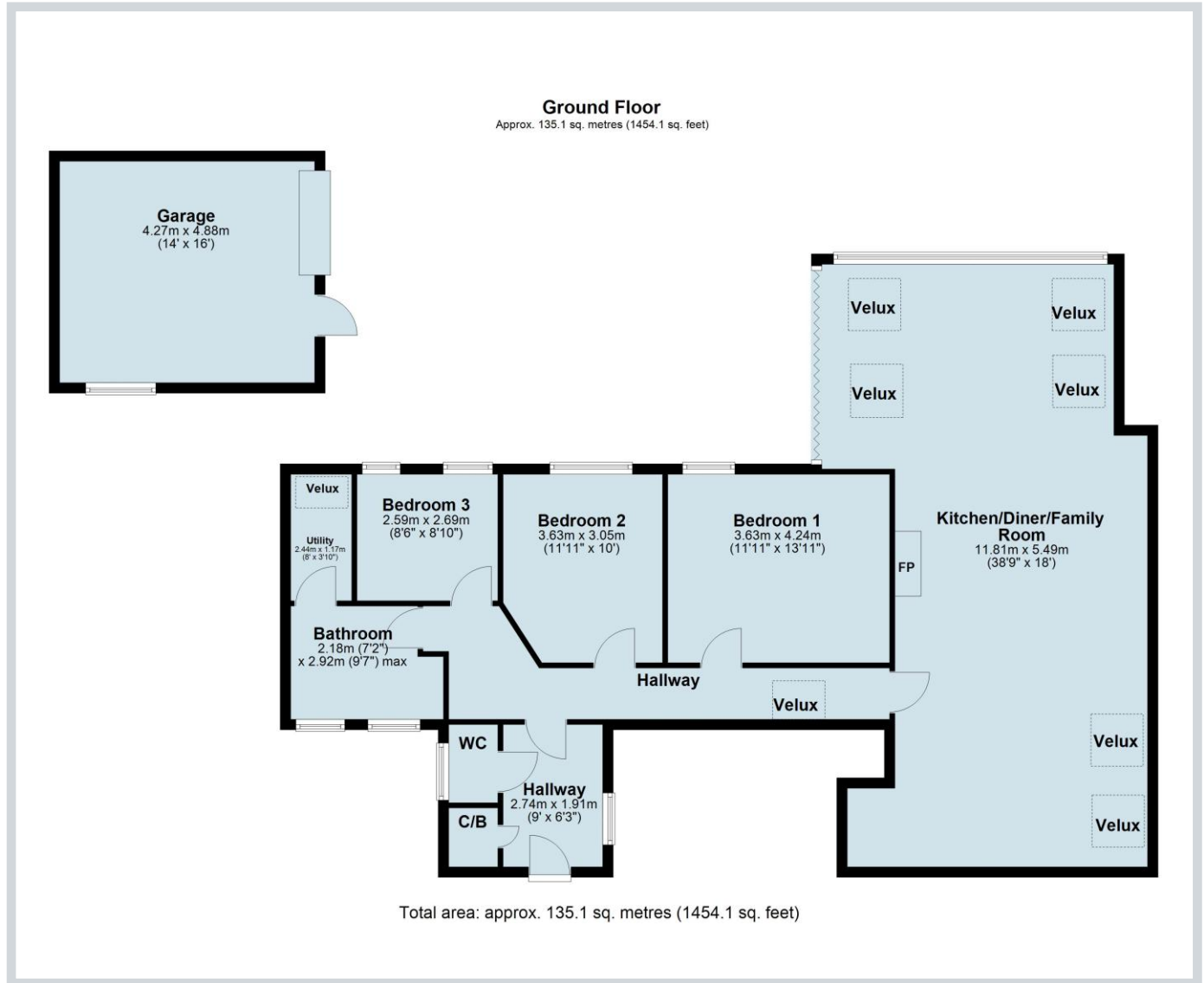
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that 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.



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