

**NEW INSTRUCTION**



# NORTH VIEW COTTAGE

Church Hill, Badby, NN11 3AR



**DAVID COSBY**  
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# North View Cottage

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Total GIA Floor Area | Approx. 103 sqm (1109 sqft)



2 Bedrooms



1 Receptions



1 Bathroom

## Features

- Picturesque village location
- No onward chain
- Stunning views of the Church of St Mary
- Original character features
- Dual-aspect sitting room with inglenook fireplace
- Spacious conservatory
- Kitchen/breakfast room
- Two double bedrooms with unique character
- Beautiful gardens
- Attached garage/workshop

## Description

North View Cottage is a charming period property set back from Church Street in the picturesque village of Badby. This delightful home boasts stunning views of the Church of St Mary and retains many original character features, including exposed ceiling beams and a beautiful pippy oak staircase. The accommodation includes a dual-aspect sitting room with a large inglenook fireplace, a spacious conservatory, and a well-appointed kitchen/breakfast room. The first-floor features two double bedrooms, each with unique character and lovely views. Outside, the property benefits from beautiful gardens, a large vegetable plot, and an attached garage/workshop. With its serene setting and stunning views, North View Cottage provides an idyllic rural retreat.



Nestled in South Northamptonshire, the charming village of Badby offers a delightful mix of rural tranquillity and community amenities.

## The Property

### Kitchen/Breakfast Room

A dual-aspect space with views of saint Mary's church and fitted with a range of solid timber cottage style base and wall units with melamine faced work surfaces and a double stainless-steel sink and drainer with Chrome mixer tap. There is space for a free-standing oven and fridge freezer. Floors are finished with tile effect sheet vinyl. Ceilings have original exposed chamfered solid oak beams and floor joists and there is a wonderful pippy oak quarter-winder staircase with panelling. To the rear of the kitchen there is space for a small table and chairs and beneath the stairwell space for storage. A stripped pine door with brass ironmongery opens to the sitting room.

### Sitting Room

This dual-aspect room offers stunning views of St Mary's Church to the front and features French doors with a matching side casement window to the rear, providing natural south-facing sunlight and access to the garden. The highlight of the room is a large feature inglenook fireplace with a chamfered oak lintel and quarry tile hearth, housing an open fire with a fire grate and hood. The inglenook also retains an original bread oven with a hinged iron door and segmental brick arch. The floors are finished with quarry tiles, and a timber ledged, framed, and braced door opens to the front aspect.

### Conservatory

The timber-framed conservatory features perimeter casement windows and a part-glazed door opening to the patio area. Built off brick walls, the conservatory has a mono-pitched glazed roof and a solid quarry-tiled floor. This charming space is perfect for enjoying Sunday morning breakfast and reading the newspaper while surveying the beautiful south-facing rear garden. A part-glazed timber door and step lead up to the kitchen breakfast area.

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# The Property

## Bedroom One

The pippy oak staircase leads to an open landing and bedroom one, a dual-aspect double bedroom. The casement window to the front elevation offers beautiful views of the Church of St. Mary, while the rear casement window provides pleasant views of the well-tended rear garden and Badby Woods on the horizon. The floors feature original wide pippy oak floorboards. A step leads up to the rear landing area, where stripped pine doors open to the bathroom, bedroom two, and a useful laundry cupboard with slatted pine shelves housing the hot water cylinder. A stained timber ceiling hatch provides access to the roof void.

## Bedroom Two

Located to the front right-hand side of the property bedroom 2 is a further double bedroom again with lovely views of Saint Mary's church to the front aspect. Floors have matching wide pippy oak boards and walls are neutrally decorated. There is a feature open fireplace with decorative cast iron surround and hearth.

## Bathroom

Fitted with a three-piece suite comprising a bath with shower over, close-coupled WC, and wash hand basin with pedestal and chrome mixer taps. A two-unit casement window to the rear elevation provides pleasant views of the south-facing rear garden and onward views towards Badby Woods. A high-level electric bar heater and a low-level towel rail have been installed. The floors are finished with sheet vinyl, and the walls have lining paper and emulsion, with full-height ceramic tiling around the bath and splashback tiles for the wash hand basin.



# Grounds

## Front Aspect

North View Cottage is set back from Church Street, with a dropped curb providing access to a shallow driveway leading to the attached garage/workshop. The front of the cottage features raised, well-tended lawns and planted borders, with shaped privet and laurel bushes flanking the main entrance. Engineering brick steps lead up to the front door. The cottage offers splendid front aspect views of the Church of Saint Mary and is just a stone's throw from many glorious countryside walks.

## Rear Garden

The deceptively large, split-level south-facing garden enjoys a perfect balance of well-tended shrubs, plants, trees, ponds, vegetable areas, and wild spaces, making it every gardener's dream. It also offers beautiful views of St Mary's Church. The garden benefits from good sunlight throughout most of the day, and there are several raised vegetable beds and allotment plots, perfect for sustainable living. A central stone-lined pond provides a lovely natural habitat, and there is a large timber shed currently used as a hen house with an additional aviary to the side.

A pleasant central lawned area provides space for relaxing, and a pathway extends along the rear elevation of the property to a patio area behind the sitting room, with further space for a table and chairs for alfresco dining. Access to the rear garden is also available the conservatory door. At the rear left-hand side of the garden, there is a timber potting shed and an aluminium glasshouse to kick-start the vegetable growing season. The boundaries comprise well-tended mixed-species hedgerows and ironstone walls with tiled copings on the right-hand side.

## Garage

The attached garage/workshop has vehicular access via stained timber ledged, framed, and braced double swing doors, as well as a separate part-glazed pedestrian door to the front elevation. This good-sized space features high ceilings and ridge heights, providing loft storage areas and ample room for a workshop area at the rear, complete with power and lighting. A part-glazed timber door with matching side light offers natural lighting and opens to the delightful south-facing rear garden. A further part-glazed door provides access to the conservatory.



## Location

Nestled in South Northamptonshire, the charming village of Badby offers a delightful mix of rural tranquillity and community amenities. The village boasts a tradition pub, a historic church, a well-equipped play area, and a highly-regarded Church of England primary school. Badby is ideally situated along the Jurassic, Knightly, and Nene Ways, making it a haven for walkers and nature enthusiasts.

North View occupies an enviable position on Church Hill, offering rear aspect views towards the enchanting Badby Woods whilst the front looks across to the historic Church of St Mary. This prime location ensures picturesque scenery and a serene living environment. Nearby, the market town of Daventry provides a range of shopping, leisure, and educational facilities, ensuring all essential amenities are within easy reach. The property also benefits from excellent connectivity to major towns and cities including Banbury, Coventry, Rugby, Northampton, Milton Keynes, Leamington Spa, and Oxford.

Residents can enjoy a variety of sporting and leisure activities with golf courses at Hellidon, Staverton, and Chacombe, motor racing at Silverstone, horse racing at Towcester and Warwick, polo at Southam, and sailing at the Banbury Sailing Club on Boddington Reservoir.

The Midlands motorway network is conveniently accessible, with the M1 junction 16 approximately 8 miles to the east and junction 18 at Crick 11 miles to the north, providing connections to the M6 and A14. Rail services to London are available from Long Buckby (8 miles), Rugby (12 miles), Milton Keynes, Northampton (direct line to London Euston in 59 minutes), and Banbury (direct line to London Marylebone in 56 minutes).

For those seeking independent schooling options, there are several preparatory and senior schools in the vicinity, including Winchester House, Bilton Grange and Lawrence Sherriff Grammar School.

## Property Information

**Local Authority:** West Northamptonshire Council (South Northants Area)

**Services:** Water, Drainage, Oil, & Electricity

**Council Tax:** Band D    **EPC:** Rating TBC

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*





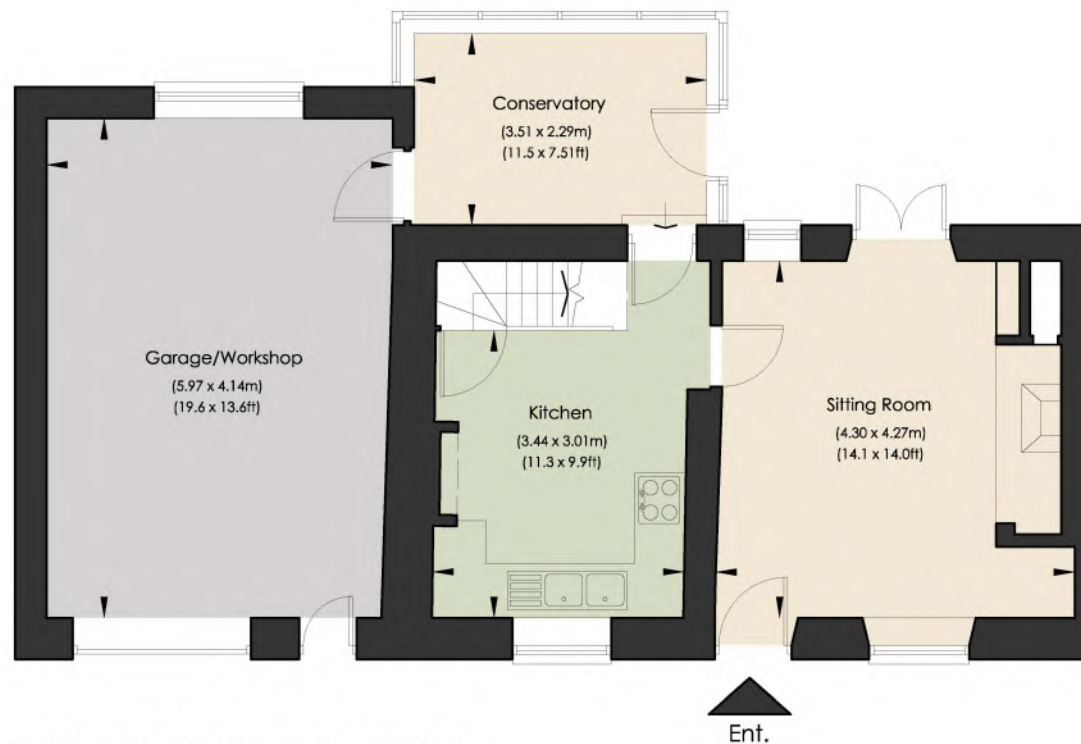
# North View Cottage, Church Hill, Badby, NN11 3AR

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 103 sqm (1109 sqft)

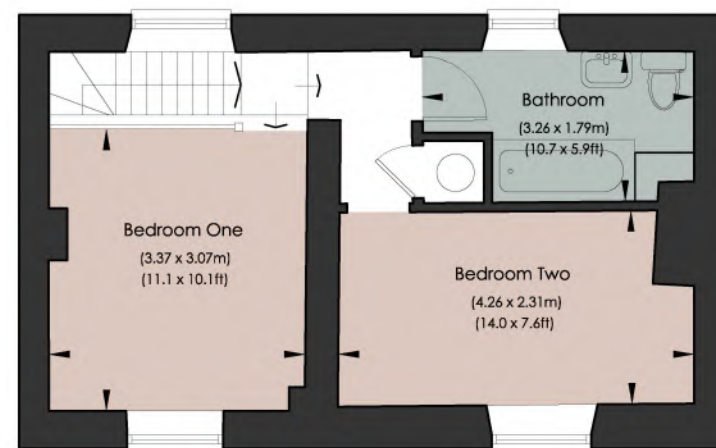


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 70 sqm (753 sqft)



FIRST FLOOR GIA = 33 sqm (355 sqft)



BADBY

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# Thinking of Selling?



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