

TO LET



THE BYRE

Preston Capes Road, Adstone, NN12 8DZ



DAVID COSBY
ESTATE AGENTS



The Byre

Adstone, Towcester, NN12

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

Features

- High-specification barn conversion
- Vaulted open-plan living area with exposed oak A-frame trusses
- Stunning countryside views from full-height glazed windows
- Shaker-style kitchen with quartz work surfaces
- Energy-efficient ground-source heat pump with underfloor heating
- Master bedroom with en-suite and built-in wardrobe
- Wood-burning stove
- Private driveway with gravelled parking area
- Spacious gardens with a mature oak tree and countryside views

Description

Set in the picturesque South Northamptonshire countryside, this newly converted byre offers an exceptional blend of modern living and historic charm. Once a traditional barn, it has been carefully transformed into a high-specification home while retaining its original character. Positioned on the outskirts of Preston Capes, the property enjoys a serene setting surrounded by rolling pasture land and pleasant views.

Constructed from red brick in Flemish bond under a natural slate roof, The Byre's traditional design is complemented by its stunning setting. The property is approached via a long, sweeping driveway bordered by pastureland, leading to a spacious front garden lawn with a Victorian blue brick pathway extending to the large side patio. The rear of the property features a shallow lawned area, bordered by raised brick kerbs and a stone slab pathway, with a striking mature oak tree enhancing the tranquil setting. Additionally, a large outbuilding is located to the rear, providing practical storage solutions.



Situated in a tranquil position between Adstone and Preston Capes in the heart of South Northamptonshire countryside, The Byre offers an unrivalled sense of peace and privacy, making it a haven for those looking to escape the hustle and bustle of modern life.

The Property

Entrance Hall

The property's main entrance is through a beautifully crafted solid oak butt-and-bead door, featuring a chamfered framework, a central vision panel, and matching full-height glazed side panels, all finished with period oak lintels.

The entrance hall is neutrally decorated to complement the property's traditional character, with deep-profiled skirtings and elegant four-panel doors leading to the principal rooms. Practical features include a traditional-style oak panel cloak rail and a two-door wardrobe, which discreetly houses the heating manifold system, fitted shelving, and plumbing for a washing machine.

The flooring is finished with durable oak-effect ceramic tiles, and natural light streams through a double-glazed window overlooking the front aspect, enhancing the bright and welcoming atmosphere.

Open-Plan Living Area

The heart of the home is this expansive open-plan, vaulted space that seamlessly combines the kitchen, dining, and sitting areas.

Exposed oak A-frame trusses have been retained, and full-height double-glazed windows and a central tri-fold double-glazed door provide uninterrupted countryside views while flooding the room with natural light.

Kitchen

The kitchen has been newly fitted to a high specification with Shaker-style base and wall units complemented by marbled quartz work surfaces and splashbacks. At the centre of the kitchen is a versatile island and breakfast bar with matching quartz work surfaces and base units, which houses a four-burner Elica induction hob complete with an integral downdraft ventilation system.

Additional built-in appliances include a two-door electric oven, a dishwasher, and a fridge freezer. The kitchen also features a two-unit Belfast-style sink fitted with a brushed chrome mixer tap. The kitchen wall showcases exposed Flemish bond facing brickwork, enhanced by brick columns framing the windows and door. The flooring is finished in durable oak-effect ceramic tiles, and adjustable stylish spotlights provide both task and ambient lighting.





The Property

Lounge / Dining Area

The lounge and dining area features exposed oak A-frame trusses to the vaulted ceiling, adding a sense of rustic charm and architectural interest. Full-height glazed windows and French doors to the front aspect not only flood the room with natural light and provide views of the open countryside. At the heart of the room is a classically styled 'Chestnut Arada Ecoburn' corner wood-burning stove. Set on a chamfered stone plinth with facing brick reveals, it creates a warm and inviting focal point, perfect for relaxing evenings.

Bedroom 1

The main bedroom, situated at the centre rear of the property, is a generously sized double room with a built-in traditional four-door wardrobe providing ample storage. The room's flooring is finished with plush, deep-pile carpeting. Natural light is from a two-unit window with a stained pipy-oak sill, offering delightful views of the rear aspect and framed by an oak lintel above. Artificial lighting is provided by a central pendant light, complemented by an additional stylish wall light. A white four-panel door leads directly to the en-suite bathroom.

Ensuite

The en-suite bathroom features a three-piece suite comprising a bath with shower hose, close-coupled WC, and a ceramic washbasin set in a vanity unit. Marble-effect wall tiles and timber-effect flooring have been installed and underfloor heating is complemented with a chrome ladder towel rail.

Bedroom 2

The second double bedroom is situated at the rear left-hand side of the property and features a six-door built-in wardrobe, providing generous storage with integrated shelving and clothes rails. The flooring is finished with plush, deep-pile carpeting that complements the neutral decor together with deep-set profiled skirtings. A two-unit double-glazed window overlooks the side patio area, allowing natural light to brighten the room while offering pleasant views.

Shower Room

The stylish shower room features a spacious double-width shower cubicle with marble wall tiling, and a close-coupled WC and ceramic washbasin set in a vanity unit. Underfloor heating is complemented by a chrome ladder towel rail and a top-hung casement window provides natural light. Mechanical ventilation has been installed and floors are finished with timber-effect ceramic tiles.





Grounds

Front Garden

This unique property enjoys a private and picturesque position, accessed via a sweeping driveway bordered by open pastureland on either side. The entrance drive opens to a spacious gravelled parking area, framed by cobblestone borders and flanked by period stone plinths. The front garden features a generous lawn area, providing a welcoming and expansive green space. Victorian blue brick paving with diamond pattern leads to both the main entrance and the side patio.

Rear Aspect

The rear of the property features a shallow lawned area with a stone slab pathway bordered by raised engineering brick kerbs and a pebble shingle trim. A magnificent, mature oak tree stands as a central feature of the rear garden and the area is further complemented by uninterrupted views of the surrounding countryside.

Storage Shed

The property includes a practical and well-designed lean-to storage unit, offering valuable additional space. Clad in stained feather-edge boarding and topped with a tiled roof, the shed is both functional and in keeping with the property's traditional aesthetic. Internally, the unit is lined with hardboard and equipped with full-width shelving, providing ample room for organisation. The stone slab flooring ensures durability, making this storage area ideal for a variety of uses.

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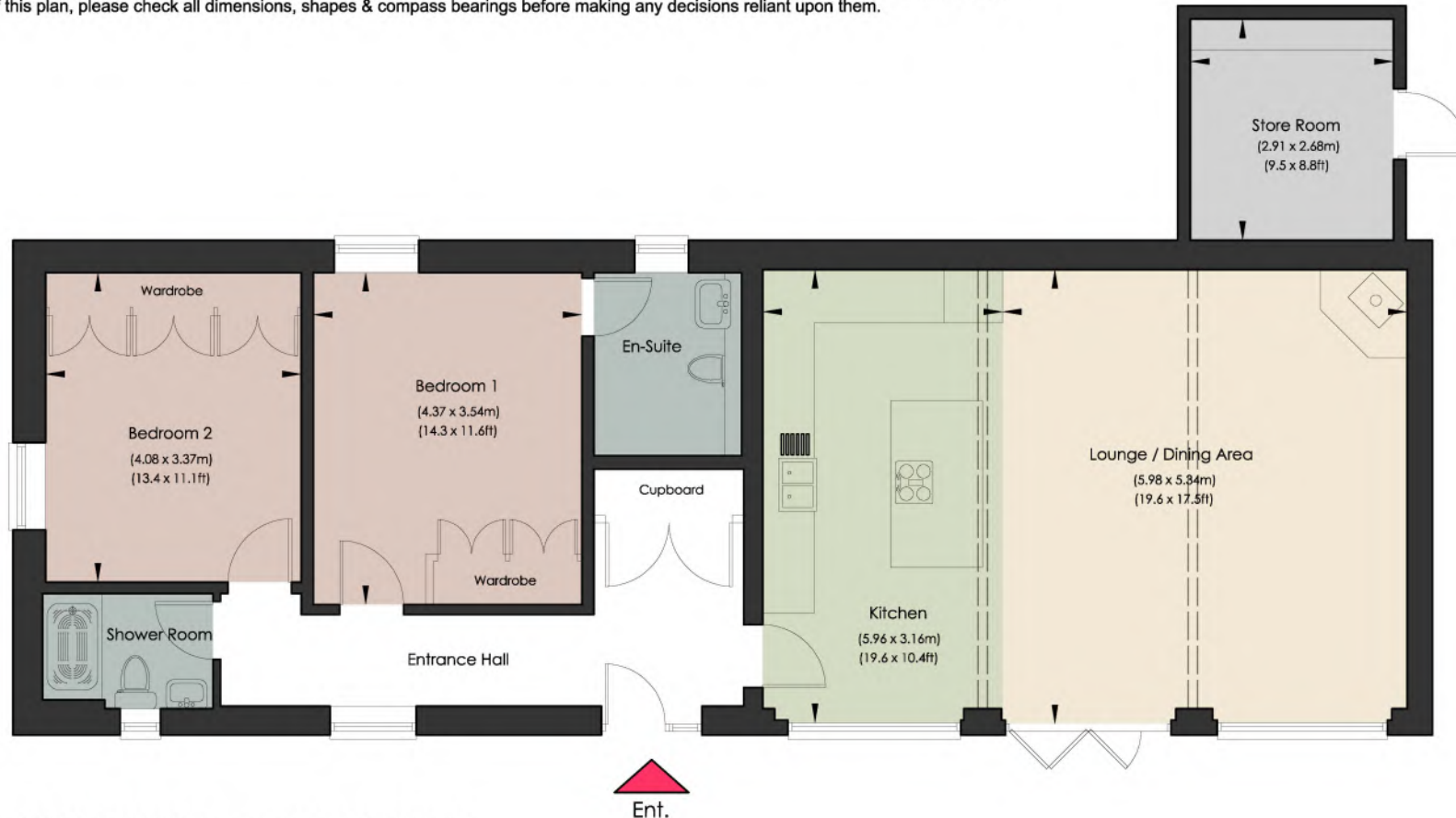
The Byre, Preston Capes Road, Adstone, Towcester, NN12 8GF

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



David Cosby Chartered Surveyors & Estate Agents

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 = 103 sqm (1109 sqft)

Location

Situated in a tranquil position between Adstone and Preston Capes in the heart of South Northamptonshire countryside, The Byre offers an unrivalled sense of peace and privacy, making it a haven for those looking to escape the hustle and bustle of modern life.

The surrounding area is rich in heritage and natural beauty, featuring a mix of idyllic villages and unspoiled landscapes. Nearby villages such as Eydon, Blakesly, and Farthingstone have vibrant communities where traditional pubs, artisan shops, and recreational facilities can be enjoyed. For more comprehensive services, the market towns of Banbury, Brackley, Towcester, and Daventry are easily accessible. The area also boasts excellent connectivity, with access to major transport routes such as the M40 and mainline train services to London from Banbury and Milton Keynes.

For leisure and recreation, the property is close to a variety of clubs and associations, with golf available at Cherwell Edge and Staverton, horse racing at Warwick and Stratford-upon-Avon, motor racing at Silverstone, and fishing and sailing at Boddington Reservoir. The surrounding countryside offers numerous scenic walks right from The Byres' doorstep, perfect for nature enthusiasts. Additionally, the nearby Canons Ashby, a National Trust property, provides a fascinating historical and cultural experience and is a lovely place to visit to enjoy the working gardens followed by tea and cakes at the café.

In terms of education, there are several nearby reputable independent schools, such as Winchester House in Brackley, Beachborough in Westbury, Carrus in Overthorpe, and public schools including Stowe, and Rugby.

Property Information

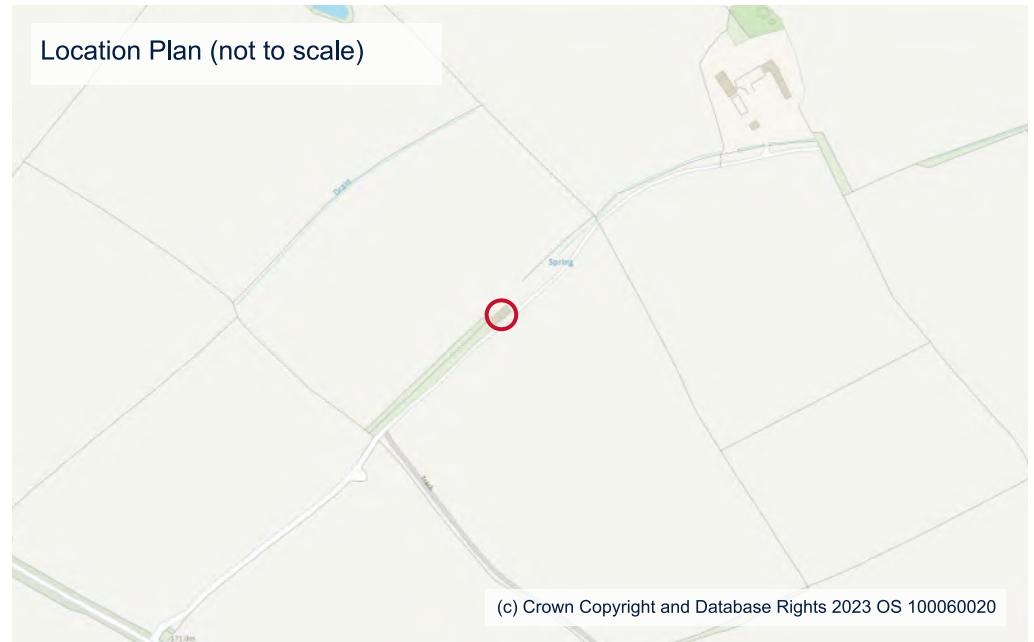
Local Authority: West Northamptonshire Council

Services: Ground Source Heat Pump. Electricity, Water, Septic Tank

Council Tax: Band C **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.





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