



BY DESIGN

The Dutch Barn

Naseby, Northamptonshire



Stunning 5-bedroom Dutch Barn with open plan living, on a 1.5 acre plot with stunning country views!

Step into this beautifully converted traditional detached Dutch Barn and prepare to be amazed. With approximately 3500 sq. ft. of flexible living space, this property offers room for the whole family to thrive. The heart of this home is undoubtedly the incredible open plan kitchen/diner/family room. Bathed in natural light, this space is perfect for entertaining guests or simply spending quality time with your loved ones. Picture yourself relaxing by the log burner and enjoying the warmth and coziness it brings to those chilly evenings.

The property boasts 4/5 double bedrooms and 3 bathrooms, providing ample space for family members or guests. The stunning main bedroom is a retreat in itself, featuring a dressing area, an en-suite bathroom and the most wonderful views! With a plot of 1.5 acres, you'll have plenty of space to create your own oasis in the countryside. Capture the breathtaking views and enjoy the peace and serenity that comes with living in this idyllic location, whilst still being within walking distance to the historic village of Naseby. The surrounding landscapes will make every day feel like a retreat. The property offers ample driveway parking, and for those seeking additional space, there is potential to build a large detached garage (subject to planning permission). Your dream home awaits!!





Ground Floor

The Dutch Barn was an agricultural barn, formerly part of the original Cromwell Farm. The current owners converted it in 2019 to create this stunning, contemporary and high-spec family home sat on a fantastic 1.5 acre plot. Offering approximately 3500 sq. ft. of space, the design of the property allows for flexible and versatile living.

When entering the property, you're greeted by a bright and spacious entrance hall with ample storage and beautiful Porcelanosa tiled flooring which continues throughout most of the ground floor. The entrance hall leads to the incredible 650 sq. ft. open plan kitchen/diner/family room which is the heart of the home and the perfect space for family life and for entertaining. This stunning Max Mason luxury kitchen boasts Silestone countertops and offers multiple integrated appliances including a large wine fridge, an under-counter cooking fridge, a Bosch dishwasher and a Smeg range cooker with extractor. There's also a spacious walk-in pantry which offers space for an American style fridge/freezer. This room benefits from a built-in speaker system, breathtaking countryside views and two sets of black steel French doors that open onto the large paved terrace, perfect for al-fresco dining. There's also a log burner in the corner, perfect for the winter.

Just off the kitchen/diner/family room there's a spacious games room/extra reception room with access to the side garden. The owners currently use this space to play ping pong with the kids, but it would make a great seating area or even a formal dining room. You'll also find a large storage cupboard and a WC. The hallway then leads to the snug, the guest bedroom (4th bedroom) and a shower room. This floor also benefits from a large reception room which the owners currently use as a gym, but this could also be used as a 5th bedroom, an office or even a studio! The ground floor benefits from zoned underfloor heating throughout.

















First Floor

A bespoke handbuilt timber and iron staircase leads you to the spacious galleried landing which is currently used as an open seating/study area. The main bedroom is incredibly spacious, offering over 550 sq. ft. of space and boasting an open dressing area with fitted wardrobes. This bedroom also benefits from a beautiful four piece en-suite and the most wonderful countryside views. Bedroom 2 and 3 are approximately the same size and both offer large walk-in wardrobes and incredible country views. There's also a lovely four piece family bathroom and a laundry room which offers space for a washing machine and a tumble dryer.













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Outside

This beautiful family home sits on a 1.5 acre plot which is very private and peaceful. There's ample driveway parking and more than enough space to build a large detached garage, subject to planning. The location is perfect as you're able to enjoy this incredible countryside whilst still being within walking distance to the historic village of Naseby.











Information

Location

Naseby is a lovely village which boasts a pub, a village shop with deli, a village hall and a primary school. Secondary schooling is available in Guilsborough and fantastic private schooling is available at Spratton Hall, Maidwell Hall, Rugby, Uppingham, Oakham, Oundle and Wellingborough. Further amenities and leisure facilities can be found in Northampton and Market Harborough. Road communications are excellent with the A14 close by connecting the M6 and M1 in the west and the A1 to the east. Train services are available from Market Harborough with journey times of around one hour into London Euston with further services available from Kettering with journey times into London St. Pancras in around 50 minutes.

Extra Information

- Access is via a road just off Haselbech Road, which is owned by Cromwell Farm. The Dutch Barn has right of access across. There are 4 properties in total at Cromwell Farm (Cromwell Farm, Oliver's Cottage, The Dutch Barn and The Old Hay Barn) and the maintenance of this road is shared between all 4 properties.
- Cromwell Farm has 3 glamping pods in their garden which are only available to use from April to September. The planning conditions are very strict to make sure it does not affect any neighbours. Planning application for glamping: WND/2022/0213.
- Converted into a residential home by the current owners in 2019
- Gigaclear full fibre broadband available with speeds up to 900mbps

Services

- Mains electricity
- Mains water: on a sub-meter from Cromwell Farm (billed quarterly)
- Private drainage via septic tank.
- Gas heating (LPG)

Tenure | Local Authority | Council Tax Band

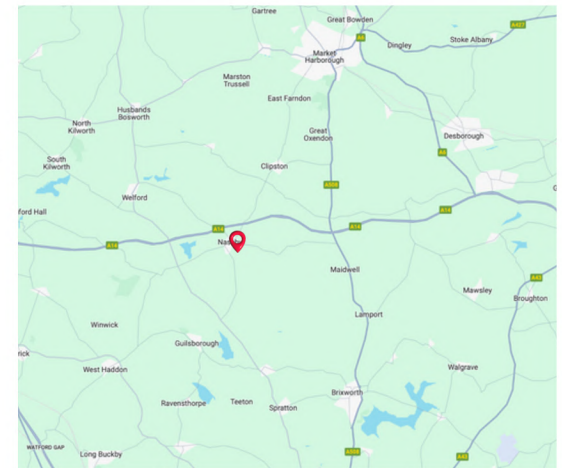
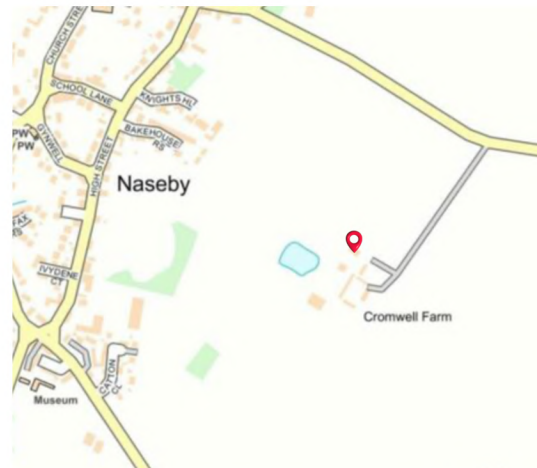
Freehold | West Northamptonshire Council | G - £3,744.85 for the year 2024/2025

Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

Website

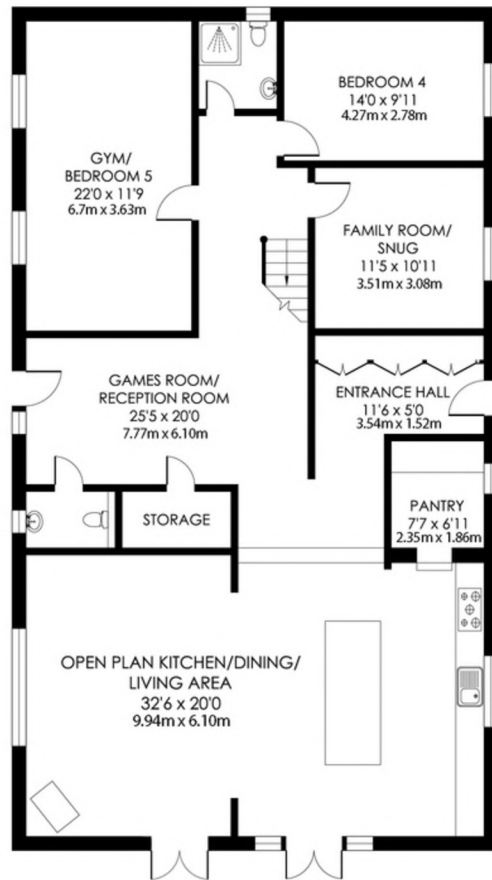
For more information visit www.bydesignhomes.com



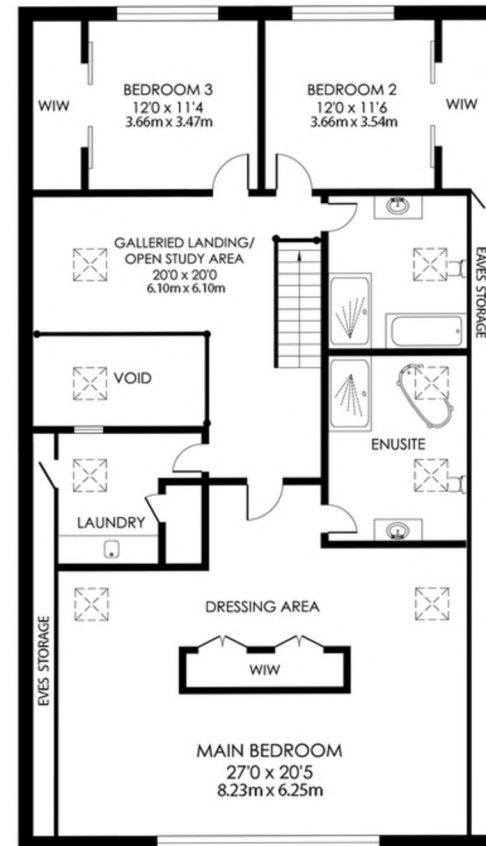
The Dutch Barn, Cromwell Farm, Haselbech Road, Naseby, Northampton, Northamptonshire, NN6 6BT

Offers Over £1,150,000

The Dutch Barn, Cromwell Farm, Haselbech Road, Naseby, NN6 6BT



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA

MAIN HOUSE: 3470 sq ft, 322 sq m

TOTAL: 3470 sq ft, 322 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







BY DESIGN

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National audience
local knowledge