



At a glance

- Stone Under Slate
- Four Bedrooms
- 18th Century Barn Conversion
- Renovated Throughout
- Decorated in Farrow & Ball and Neptune paint
- Three Reception Rooms
- Gated Driveway
- Double Garage
- EPC Rating E

Full property description

An immaculately presented stone-under-slate barn conversion situated in the charming Hamlet of Heathencote, just outside of the Roman market town of Towcester. Dating back to the 18th century, this property is bursting with character features throughout; in brief this home comprises: entrance hall, kitchen, utility/boot room, sitting room, dining/family room, study, four bedrooms, bathroom, ensuite and cloakroom. This property also benefits from a landscaped rear garden, a double garage, and a gated driveway allowing off road parking for multiple vehicles.





Additional Information

Services: Mains water, electricity, oil

Local Authority: West Northamptonshire Council

Council Tax Band: F

Energy Efficiency: E

Entrance

Enter via the front door into the entrance where there is terracotta tiled flooring, feature exposed stone wall, a window to the side aspect, a door leading to the utility room and an opening through to the kitchen.

Kitchen/Breakfast Room

The recently re-fitted kitchen includes both low level and high level units, larder cupboards, a fitted coat rack with overhead storage, a Belfast sink with mixer tap, granite worksurfaces with upstands, continued terracotta floor tiles, exposed original beams and integrated appliances such as a dishwasher, hob with quartz splashback and two low level ovens. There are also spaces for further appliances such as a fridge/freezer. There's a hatch and opening through to the sitting room, an opening through to the entrance hall, a window to the front aspect and a door leading through to the dining/family room.

Utility/Boot Room

The utility/boot room includes Karndean flooring, both low level and high level units, larder cupboards, a fitted coat rack with overhead storage, oak bench seating with under-seat storage, quartz worksurfaces with upstands, inset ceramic sink, wall tiling, , feature radiator and spaces for appliances such as a washing machine, slimline dishwasher and fridge/freezer. To the side aspect is a window and partially glazed door which leads out to the garden.

Cloakroom

The cloakroom includes a WC, handwash basin with vanity unit, tiling to splashback areas and an obscured glazed window to the front aspect.

Sitting Room

The sitting room has Karndean flooring, exposed original beams, a fitted Hammonds storage unit and a feature fireplace containing a multi-fuel stove, a pass-through opening between the sitting room and kitchen. To the side aspect are two windows and glazed French doors which lead out to the garden.





Dining/Family Room

The dining/family room has parquet flooring, exposed original beams, a fitted Hammonds storage unit, feature exposed stone wall, and a feature fireplace containing a multi-fuel stove. Glazed French doors to the front aspect provide access to the driveway, and stairs ascend to the first floor landing with access to a storage cupboard beneath.

First Floor Landing

Stairs ascend from the dining room to the first floor landing which includes carpeted flooring, pitched ceilings with exposed original beams, two Velux windows, feature exposed stone wall and doors leading to all first floor accommodation.

Master Bedroom

The master bedroom includes fitted storage designed and fitted by Hammonds within the vestibule area, exposed original beams, carpeted flooring, a door leading to the ensuite and windows to the front and side aspects.

Ensuite

The ensuite includes, herringbone Karndean flooring, a WC, in-set handwash basin with vanity unit, double shower cubicle with rainfall shower, feature radiator, wall lighting, access to a storage cupboard and a window to the side aspect.

Bedroom Two

Bedroom two includes carpeted flooring, built-in wardrobe, exposed original beams, and a window to the front aspect.

Bedroom Three

Bedroom three includes carpeted flooring, fitted wardrobes, exposed original beams and a window to the front aspect.





Bedroom Four

Bedroom four includes carpeted flooring, exposed original beams, built-in wardrobes designed and fitted by Sharps and a window to the front aspect.

Bathroom

The bathroom includes a WC, handwash basin with vanity unit, panelled bath with shower over, glass shower screen, an exposed original beam and wall tiling. To the front aspect is an obscured window.

Study

The study includes both high level and low level fitted units designed and installed by Hammonds, spotlighting, windows to the side aspect, electricity and water supply, wood effect flooring and a door providing external access into the garden.

Garden

The garden is a two-tiered garden with lower patio and elevated terrace, fully enclosed and includes, a stone sundial, mature shrubbery for easy maintenance, and an outside tap. The first level has been laid to patio, allowing space for seating. A brick retaining wall separates the lower tier from the upper tier with slabbed steps which are accessible via a wooden gate ascending to provide access. The upper level has been mainly laid to lawn and includes a heritage stone wall, a further area laid to patio for seating.

Outside

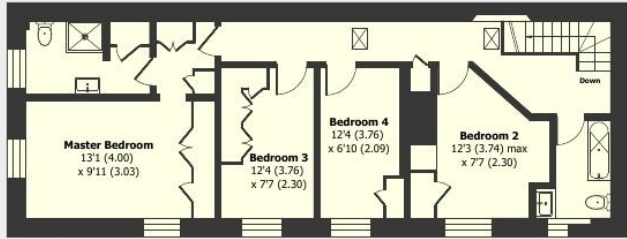
To the front of the property is a gravelled driveway which is accessible via iron gates and allows parking for multiple vehicles. There's access to the house via the front door, and via partially glazed French doors, both of which have canopy porches over. There's also access to the double electric garage door operated via key fob, full power, lighting and an Internal tap. To the rear of the garage is an internal store room and access through to the study.



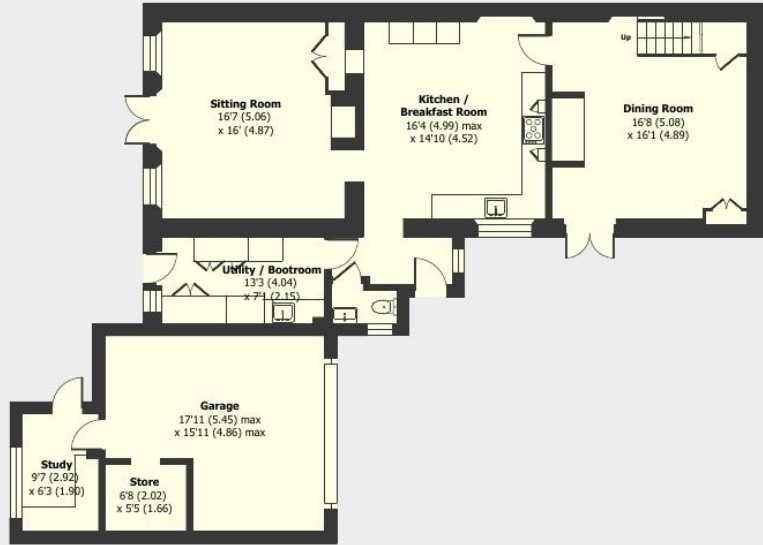
Stockmans Heathencote, Towcester, Northamptonshire, NN12

Approximate Area = 1725 sq ft / 160.2 sq m (excludes garage)

For identification only - Not to scale

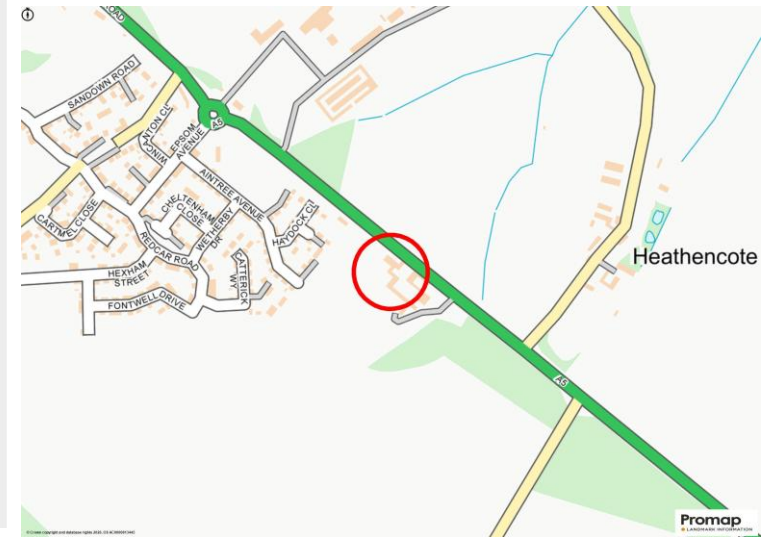
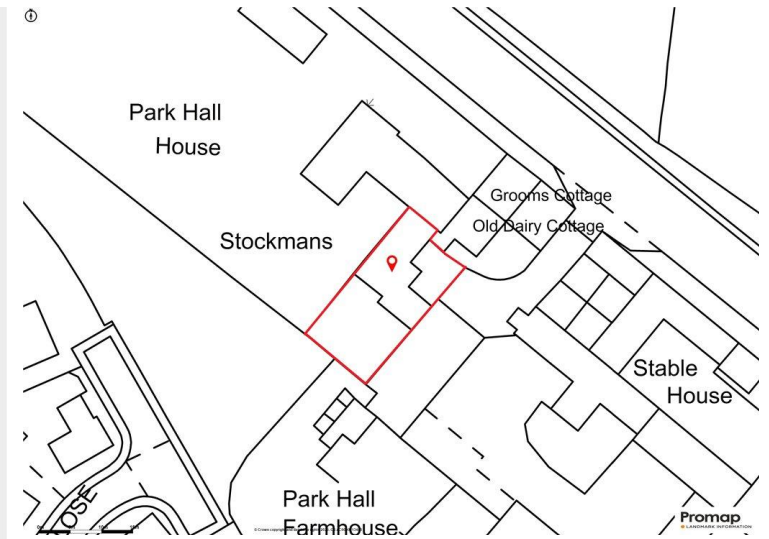


First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Mustard. REF: 1454208



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Mustard has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

