



At a glance

- Barn Conversion
- Stone-Under Slate
- Three Bedrooms
- Refitted Kitchen and En-Suite
- Air to air Air, conditioning/heat pump
- Underfloor heating
- Popular Village Location
- Landscaped Gardens
- Driveway and Carport
- EPC Rating C

Full property description

An immaculately presented stone-under-slate barn conversion situated in the highly sought-after village of Yardley Gobion. Boasting a wealth of character features throughout, this charming home briefly comprises: a refitted open-plan kitchen/sitting room, three bedrooms, a refitted en-suite and a family bathroom. Externally, the property offers beautifully landscaped front and rear gardens, a driveway providing off-road parking, a private parking space with level access to the front door and a double car port with the added benefit of two useful storage rooms.





Additional Information

Services: Mains water, electricity, gas

Local Authority: West Northamptonshire Council

Council Tax Band: D

Energy Efficiency: C

Entrance

Enter via the front door into the kitchen/dining/sitting room.

Kitchen/Sitting Room

The kitchen has both low level and high units, a vaulted ceiling with original exposed beams, a central island, quartz worksurfaces, inset sink with mixer tap, upstands to the worksurfaces, and integrated appliances such as a double eye level oven, induction hob, fridge/freezer, dishwasher and a washing machine.

The kitchen shares an open plan space with the sitting room with a step ascending between the spaces and Oak flooring running throughout with an Air to air, Air conditioning/heat pump unit and underfloor heating. The sitting room has space for seating and has a log burning stove.

To the rear aspect are two glazed windows, a Velux window and two glazed doors leading out to the garden.



Hallway

The hallway has a vaulted ceiling, oak flooring and doors leading to all accommodation and to the airing cupboard.

Bedroom One

Bedroom one has a vaulted ceiling and oak flooring. To the side aspect is a window and a full height glazed window looking out to the garden.

Ensuite

The ensuite includes a WC, handwash basin, Bidet shower cubicle, extractor fan, a heated towel radiator, tiled flooring, tiling to the splashback areas and a vaulted ceiling with a Velux window.



Bedroom Two

Bedroom two has a vaulted ceiling with an exposed beam, oak flooring and a window to the front aspect.

Bedroom Three

Bedroom three has a vaulted ceiling with an original exposed beam, oak flooring and a Velux window.

Bathroom

The bathroom includes a WC, handwash basin, panelled bath, shower cubicle, chrome towel radiator, extractor fan, tiled flooring, a vaulted ceiling with a Velux window and tiling to splashback areas.

Garden

The South-Westerly facing garden is fully enclosed by a stone wall and Corton steel fencing and has been landscaped. It has been mainly laid to lawn and includes a patio area for seating. It also includes an olive tree, pear tree, plants and shrubs to the borders.





Outside

To the front of the property are two gardens which have been landscaped and include raised flower beds, paling fencing, an area laid to gravel, plants and shrubs. There is also a block paved driveway which allows off road parking and provides access to the car port and to steps ascending to the front door.

Car Port

The car port allows off road parking for two vehicles and storage. A personnel door leads to a further storage space, where steps ascend to a further storage room above. An additional parking space is included to the right of the property.



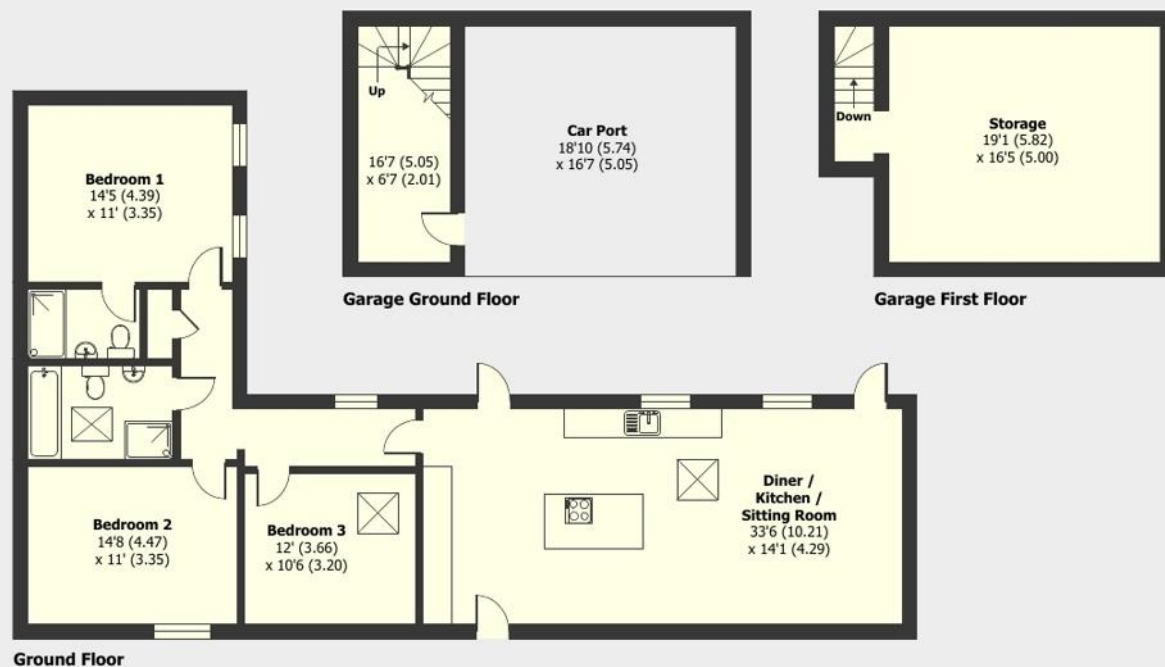
Franklin Court, Yardley Gobion, Towcester, NN12

Approximate Area = 1220 sq ft / 113.3 sq m

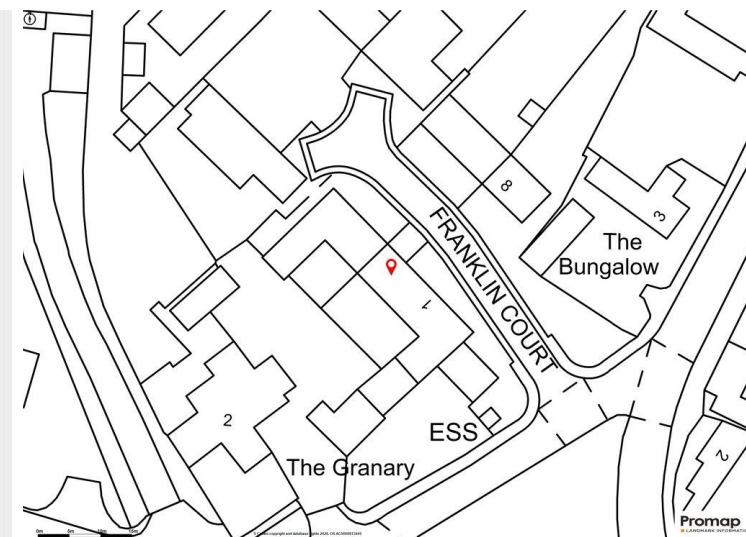
Garage = 456 sq ft / 42.4 sq m (excludes car port)

Total = 1676 sq ft / 155.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Mustard. REF: 1499949



191 Watling Street West, Towcester, Northamptonshire, NN12 01327 350098

@mustardestateagents mustardhomes.co.uk

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.

rightmove OnTheMarket