



BY DESIGN

*Briary Cottage*  
Paulerspury, Towcester







Introducing Briary Cottage – a truly enchanting Grade II Listed home nestled in the picturesque village of Paulerspury. With 17th-century origins, this delightful property exudes historic charm while offering an idyllic countryside retreat. Featuring three double bedrooms, two bathrooms, and three inviting reception areas, it balances character and practicality, providing generous space for modern living. The property also carries planning consent to convert the detached barn and build a separate dwelling in the orchard – details below.



---

Briary Cottage, 8 Lumber Lane, Paulerspury, Towcester, Northamptonshire, NN12 7ND



## *Ground Floor*

Step inside the beautiful kitchen/diner, where traditional character meets modern convenience. The well-appointed kitchen boasts sleek granite worktops, an Aga Range Cooker, a wine fridge, dishwasher, two sinks, space for an American-style fridge/freezer and plumbing for both a washing machine and tumble dryer – all complemented by excellent storage. The dining area, flooded with natural light, creates a warm and welcoming setting for family meals and entertaining. Adjacent is a versatile office/snug with a feature gas fire, ideal for work or relaxation. The cosy sitting room is a true highlight, showcasing a captivating inglenook fireplace (with gas fire) and an original bread oven – the perfect spot to unwind on chilly evenings. A spacious cloakroom, housing the boiler (installed in 2017), completes the ground floor.





























## *First Floor*

Upstairs, three generously proportioned double bedrooms and two bathrooms await. Each room has been thoughtfully designed to offer comfort and tranquility, with craftsmanship that honours the property's historic significance while ensuring modern functionality.

















# Outside

Set within approximately half an acre, Briary Cottage enjoys private wrap-around gardens. Manicured lawns, colourful borders, a charming orchard and several patio areas provide an idyllic backdrop for outdoor living – from quiet mornings to lively summer soirées. The grounds also include a gated driveway with secure parking.

The property's true jewel, however, lies in its development potential. Planning permission is in place to convert the large detached barn, offering exciting scope for an annexe, studio, office, or additional living space. Permission also exists to build a separate three-bedroom detached home in the orchard – making this a superb investment opportunity or an ideal solution for multi-generational living. With no overage/uplift clause on the land, the full potential can be realised without restriction.

The barn currently has consent to be converted into a one-bedroom annexe with office space. Originally, permission was granted to convert and extend it into a three-bedroom home, which remains an option. This flexibility could provide excellent rental potential, particularly given Silverstone is less than five miles away. Both the barn conversion and the construction of the detached three-bedroom orchard house formed part of a wider planning application that has already been implemented, meaning the permissions remain valid indefinitely. The plans also include provision for a new access serving all three properties, along with off-road parking.

Planning reference: WNS/2021/2154/FUL





















# Information

## Location

Conveniently located near the market town of Towcester, this idyllic retreat is within easy reach of essential amenities, excellent schools and transport links. Paulerspury is a highly sought-after village which offers a lovely pub, a primary school with pre-school, a village hall, a recreation ground with play equipment, a doctor's surgery and a church. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5. Whittlebury Hall is only a few minutes away and offers one of the UK's finest championship golf courses, a health spa, a hotel and a wonderful 3 rosette restaurant. Sporting activities in the area also include sailing at Caldecott Lake, water sports at Willen Lake, indoor skiing and snowboarding at the Snowzone in Milton Keynes and of course, motor racing at the world famous Silverstone race circuit!

The property is perfectly located for commuters with easy access to Oxford, Milton Keynes and Northampton. The train station in Milton Keynes will bring you directly to London Euston in approximately 35 minutes.

## Extra Information

The thatch roof was done in 2011 with Water Reed (also known as Norfolk Reed). The windows were installed around the same time and are Low E Glass which is a low emissivity glass. This is a type of energy efficient glass designed to prevent heat escaping through the windows to the cold outdoors.

## Services

Mains gas, electricity, water and drainage.

## Tenure

Freehold

## Local Authority

West Northamptonshire Council

## Council Tax Band

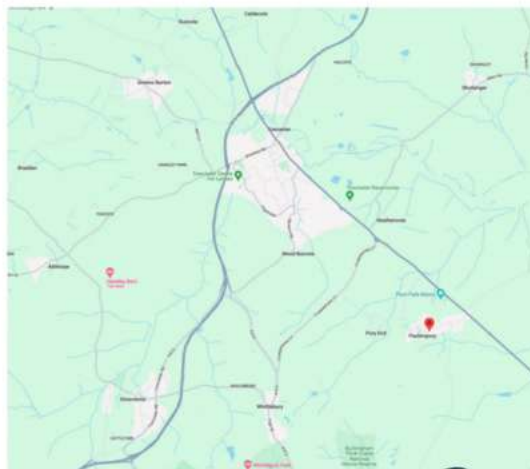
F

## Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

## Website

For more information visit [www.bydesignhomes.com](http://www.bydesignhomes.com)



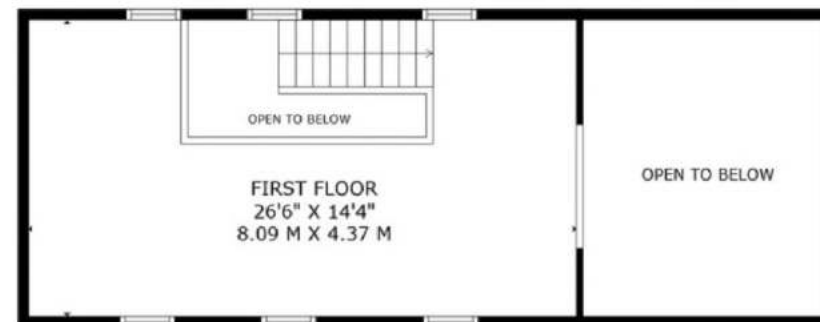
Briary Cottage, 8 Lumber Lane, Paulerspury, Towcester, Northamptonshire, NN12 7ND

*Offers Over £850,000*





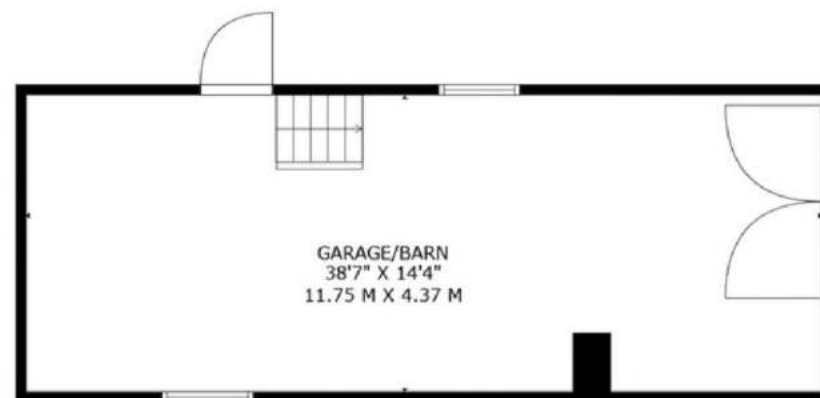
FIRST FLOOR



BARN FIRST FLOOR



GROUND FLOOR



BARN GROUND FLOOR



GROSS INTERNAL AREA: 1980 sq ft, 184 m<sup>2</sup>

BARN TOTAL: 897 sq ft, 83 m<sup>2</sup>

OPEN TO BELOW: 210 sq ft, 20 m<sup>2</sup>

**OVERALL TOTALS: 3087 sq ft, 287 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

EPC: EXEMPT





BY DESIGN

Marie Fritz

Marie.Fritz@ByDesignHomes.com

+44 7393 997 427

ByDesignHomes.com

  bydesign.marie

 bydesignmarie

National audience  
*local knowledge*