



BY DESIGN

*Springvale Farm*

Bozeat, Northamptonshire



## Elegant 19th Century Non-Listed Farmhouse on 2 Acres with Annexe, Heated Pool, Outbuildings

Situated on the outskirts of the desirable village of Bozeat, this elegant, non-listed 19th century farmhouse is set within just over 2 acres and is offered to the market for the first time in nearly 30 years. Springvale Farm extends to over 3,200 sq ft, comprising four bedrooms, two bathrooms, a beautiful farmhouse kitchen/breakfast room, a generous prep kitchen/utility, and five reception rooms—offering an exceptional blend of period charm and modern family living. In addition, there is a self-contained annexe of approximately 900 sq ft, ideal for guests, an older child, multigenerational living or potential income.

A heated indoor resistance swimming pool provides year-round use, while a substantial double-storey barn (over 1,200 sq ft) offers excellent scope for conversion (subject to planning permission). A range of outbuildings provides over 2,500 sq ft, including stables, stores, workshops and garages. The grounds, including a 1.2 acre paddock, are currently used for smallholding and are well suited to equestrian or lifestyle use.









Approximate Boundaries

# Ground Floor

Upon entering the property, you are immediately welcomed by its farmhouse charm, with a spacious entrance hall featuring original red and cream clay tiles. The cosy living room and dining room sit just off the hall, both enjoying original fireplaces and bay windows with fitted window seats. The hallway continues to a craft room/home office, which opens into a light-filled conservatory with French doors leading to the garden.

The farmhouse kitchen/breakfast room is well appointed, featuring black granite worktops and a range of integrated appliances, including a dishwasher, undercounter fridge, Aga and electric hob. The kitchen connects to a spacious boot room, ideal for day-to-day access, which in turn leads to an impressive prep kitchen/utility room, complete with an electric range cooker, space for an American-style fridge freezer, and ample storage. This area also benefits from its own entrance and access to the rear garden.

A superb family room with exposed beams extends from the prep kitchen, featuring a log burner and French doors opening onto the garden. This section of the house offers excellent flexibility, with potential to create a self-contained ground floor annexe or additional ground floor bedroom accommodation.





PIE HUGS  
Loves  
PIEUS



















## *First Floor*

Upstairs, there are four bedrooms and two bathrooms. The family bathroom is well appointed, featuring a clawfoot bath and separate shower. The principal bedroom benefits from a fireplace, a walk-in-closet and an en-suite shower room. The fourth bedroom is currently utilised as a dressing room.















# Annexe

Further enhancing the property is a self-contained one-bedroom annexe, extending to approximately 900 sq ft. This independent space is ideal for guests, an older child or potential rental income. The kitchen is well appointed, featuring black granite worktops, an electric Aga and integrated appliances, including a dishwasher and fridge/freezer. The annexe also benefits from its own private rear garden.









# Outside

Set within just over 2 acres of grounds, the property enjoys a private and peaceful setting. Gardens to the front and side of the house feature a pond, gazebo, terraced seating area, hot tub and access to the pool house. The heated indoor resistance swimming pool, complete with dedicated shower facilities, provides superb year-round leisure use.

Beyond the main house is an extensive courtyard with a range of outbuildings extending to approximately 3,500 sq ft in total, including a substantial double-storey barn (over 1,200 sq ft) offering scope for conversion (subject to the necessary planning permissions), along with stables, workshops, stores and garages, providing excellent versatility.

The grounds include a 1.2-acre paddock, currently used for smallholding and well suited to equestrian or lifestyle use. There is also a generous kitchen garden with a substantial chicken run, ideal for those interested in growing produce or keeping poultry.























# Double Storey Barn - Perfect For Conversion (STTP)







## Location

Bozeat is a very sought after village and is located on the A509 road, circa 6 miles south of Wellingborough and 5 miles north of Olney. It has a great sense of community and boasts a Primary School, NHS Doctor's Surgery, Nisa Local Shop with Post Office, Pub, Indian Takeaway, Hairdresser, Church and many small businesses such as a florist, cake shop, roofing specialist and more. You can also find an equestrian centre with a lovely cafe as well as a local farm that sells fresh produce.

The Bozeat playing fields include two football pitches, outdoor exercise equipment, a table tennis table, tennis court, children's play park, skate park and a Pavillon building which contains a recycling shop on Saturday mornings. The village has a very active community with a large number of vibrant and successful groups taking place such as weekly exercise classes, baby & toddler groups, book club, Saturday morning football, coffee mornings, cubs and scouts, slimming world, tai chi, tennis club and many more. Bozeat is a very friendly village and events like the Bozeat Annual Show contribute to the sense of living in a real community.

Surrounded by beautiful countryside, there are many walking/cycling/running routes around. In terms of transport, there are good bus links to Wellingborough and Northampton as well as local taxis. There is a train station in Wellingborough with a direct link to London St. Pancras International.

## Extra Information

- Broadband: High speed fibre broadband available in the area including Gigaclear, we advise you speak with your provider.
- Mobile signal: 4G available, we advise you speak with your provider.
- Mains gas, electricity, water and drainage
- Tenure: Freehold
- Local Council: North Northamptonshire Council
- Council Tax Band: House - F, Annexe - A
- EPC: TBC

Viewing Arrangements: Strictly via the vendors sole agents By Design on 07393 997427

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



Main House: 3214 sq ft, 298 sq m  
 Annexe: 897 sq ft, 83 sq m  
 Pool House: 482 sq ft, 45 sq m  
 Garage: 298 sq ft, 28 sq m  
 Barn for Conversion (STPP): 1260sq ft, 117 sq m  
 Outbuildings (stables, stores, workshop): 2230sq ft, 235 sq m  
**OVERALL TOTALS: 8648 sq ft, 806 sq m**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION.

EPC: TBC



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.







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National audience

*local knowledge*