



BY DESIGN

Lane Farm Barn

Bradden, Northamptonshire



Stunning Four-Bedroom 18th-Century Barn Conversion in the Highly Sought-After Village of Bradden

This exceptional detached 18th-century stone barn conversion is discreetly positioned at the end of a no-through road in the highly sought-after village of Bradden, just under four miles from the market town of Towcester. Offering over 2,200 sq ft of versatile accommodation, the property blends period character with contemporary living and is finished to a high standard throughout. With four bedrooms (and potential for a fifth), three bathrooms and generous reception space, it is ideally suited to family life and entertaining, complemented by a low-maintenance south-facing garden and immediate access to miles of beautiful countryside walks – the perfect balance of modern comfort and peaceful country living.







Ground Floor

Designed with practical everyday living in mind, the welcoming entrance incorporates a generous boot room complete with a dog-washing area, ideal after muddy countryside walks. There is also space for a washing machine and tumble dryer, alongside a cloakroom.

The heart of the home is the stunning bespoke kitchen, featuring quartz worktops, an Insinkerator boiling water tap and waste disposal, a Rangemaster oven, American-style fridge/freezer, integrated dishwasher, space for a microwave within the island, and a large built-in pantry. This flows seamlessly into an impressive open-plan dining and sitting area, where a cosy log burner creates a warm and inviting atmosphere, ideal for modern family living and entertaining. The space is flooded with natural light and enhanced by exposed beams and French doors opening onto the garden.

A spacious hallway connects this principal living area to the remainder of the property. With an additional set of French doors and a desirable south-facing aspect, the current owners enjoy this space as a garden room — the perfect spot for morning coffee or evening drinks. Far more than just a hallway, it provides a relaxed additional living space. Completing the ground floor is a separate sitting room with log burner, a dedicated home office and a further WC, ensuring excellent flexibility for family life.





















First Floor

The first floor offers four well-proportioned bedrooms, including two en-suite shower rooms and a contemporary family bathroom, providing generous accommodation for both family life and visiting guests. The principal bedroom is a particularly impressive suite, featuring a dressing room, walk-in wardrobe and en-suite shower room. The dressing room also benefits from its own door to the hallway and could easily be adapted to create a fifth bedroom if required. Bedroom two enjoys its own en-suite shower room, while bedrooms three and four are served by the family bathroom.









Outside

Outside, the private south-facing garden is designed to be low maintenance and ideal for busy families, while enjoying direct access to miles of beautiful countryside walks from the front door — truly offering the best of both worlds. An open-fronted loggia, ideal for outdoor dining and entertaining, overlooks the garden and provides covered access to the double garage and workshop, particularly convenient in wet weather. Above the garage is a generous additional room, offering excellent flexibility as a second home office, games room or teenage retreat. The property is further complemented by gated driveway parking for up to four vehicles, along with a covered bin and log store.

This remarkable home presents a rare opportunity to acquire a characterful barn conversion in a peaceful village setting, combining historic charm with modern amenities and excellent connectivity to Towcester and beyond.

















Information

Location

Bradden is a charming and unspoilt rural village set amidst rolling Northamptonshire countryside, known for its tranquillity, exclusivity and strong sense of community. With just around 60 homes, the village offers a peaceful setting centred around its historic 13th-century church and recently refurbished village hall, which hosts a variety of events throughout the year, including fitness classes, coffee mornings and social evenings.

The nearby market town of Towcester lies just over three miles away and provides an excellent range of independent shops, cafés, restaurants and supermarkets, along with medical and leisure facilities. Additional day-to-day amenities can also be found in neighbouring villages.

Many local children attend Blakesley and Greens Norton primary schools, with a good selection of state and independent secondary schools available nearby, including Sponne School and Stowe School. Despite its peaceful rural setting, Bradden is well connected, with the A43, A5 and M1 all within easy reach. Mainline rail services to London Euston are available from Milton Keynes in just over half an hour, with additional services from Northampton and Long Buckby, making the village an attractive base for commuters seeking a countryside lifestyle.

Extra Information

- Stone under slate construction
- Architecturally detached – constructed alongside the neighbouring building, with an independent wall and no shared party wall, in keeping with its historic design
- Broadband: Gigaclear high-speed fibre broadband available in the area; buyers are advised to check with the provider
- Mobile signal: 4G available; buyers are advised to check with their provider
- Home alarm system

Services

- Mains electricity, water and drainage. Oil fired heating.

Tenure | Local Authority | Council Tax Band
Freehold | West Northamptonshire Council | G

Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

Website

For more information visit www.bydesignhomes.com



LANE FARM BARN, WATERLANE, BRADDEN, TOWCESTER, NN12



APPROXIMATE GROSS INTERNAL AREA: 2280 sq ft, 212m²
 GARAGE : 625 sq ft, 58m²
 TOTAL AREA: 2905 sq ft, 270m²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 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

Marie Fritz

Marie.Fritz@ByDesignHomes.com

+44 7393 997427

ByDesignHomes.com

  bydesign.marie

 bydesignmarie

National audience
local knowledge