



BY DESIGN

Pettifers Barn

Helmdon, Northamptonshire



Exceptional Barn Conversion with Detached Annexe in a Sought-After Village Setting

Offered with no onward chain, this exceptional 17th century stone barn conversion provides beautifully presented and highly versatile accommodation, including five bedrooms, three bathrooms and a detached studio annexe. Combining period character with modern family living, the property features a stunning open-plan kitchen, dining and family room opening onto the terrace and south-facing gardens, alongside a characterful sitting room with an inglenook fireplace and log-burning stove. With generous parking, a double garage and wonderful outdoor space, this impressive home enjoys a peaceful village setting with countryside walks from the doorstep.







Ground Floor

Upon entering the property, a spacious entrance hall provides a warm welcome and sets the tone for the accommodation beyond. From here, there is access to a cloakroom/WC and a practical boot room with direct access to the garden, ideal for muddy boots, paws and busy family life. The characterful sitting room is centred around an impressive inglenook fireplace with a log-burning stove.









Undoubtedly the heart of the home is the exceptional open-plan kitchen, dining and family room. Designed with modern family living and entertaining in mind, this impressive space enjoys two sets of French doors opening onto the south-facing terrace and gardens, creating a seamless connection between inside and out. The beautifully appointed kitchen features granite worktops, an electric Aga, integrated microwave oven, Fisher & Paykel dual-drawer dishwasher, Quooker hot tap and American-style fridge/freezer. Further benefits include a generous walk-in pantry and separate larder cupboard, providing excellent storage. There's also a utility room offering space and plumbing for a washing machine and tumble dryer, together with direct access to the garden. Together, these spaces create a superb social hub for everyday family life and entertaining alike.

















First Floor

The first floor provides well-balanced family accommodation comprising five bedrooms and three bathrooms, with vaulted ceilings and exposed beams adding further character throughout, a reminder of the property's 17th century origins. The generous principal bedroom benefits from a built-in wardrobe and en-suite shower room, while a second double bedroom also enjoys fitted wardrobes and its own en-suite shower room, making it ideal for guests. Two further double bedrooms are served by the family bathroom, fitted with a bath and shower over, while the fifth bedroom is currently arranged as a dressing room but would equally make an excellent nursery, child's bedroom or study.













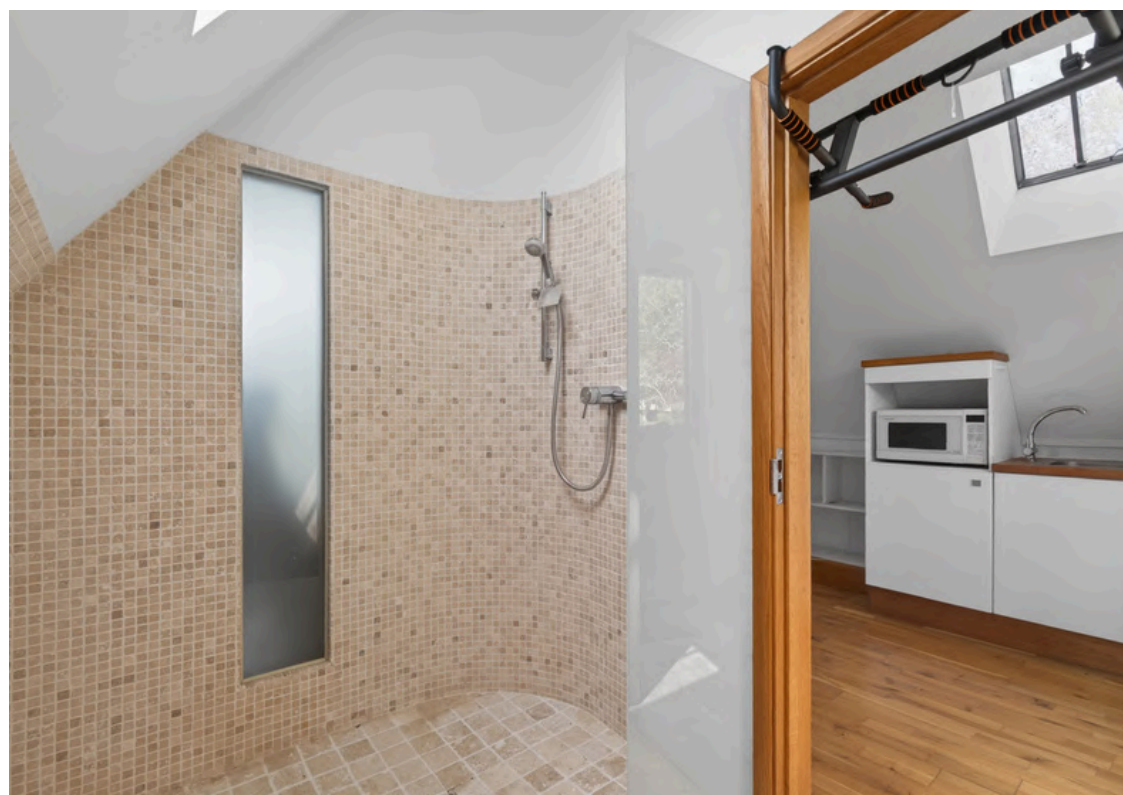


Studio Annexe

A standout feature of the property is the detached studio annexe, located above the double garage and providing flexible additional accommodation. Currently used as a home office and gym, it could equally serve as a space for guests, older children seeking greater independence or creative pursuits. Complete with underfloor heating, a kitchenette, spacious wet room, log-burning stove and private balcony, it offers a wealth of possibilities to suit a variety of lifestyles.









Outside

Outside, the property enjoys beautiful south-facing gardens, offering a private and attractive setting with well-maintained lawns and mature planting. A generous terrace adjoins the house, providing the perfect space for outdoor dining and entertaining, while the gardens enjoy a sunny aspect throughout much of the day. Further benefits include a detached double garage with store, EV charger and generous driveway parking for multiple vehicles.















Approximate Boundaries



Location

The sought-after village of Helmdon offers a wonderful balance of countryside living and convenience, surrounded by beautiful rolling countryside and known for its strong sense of community. The village itself features a popular pub, highly regarded primary school, pre-school, village hall, sports fields and playground, along with a variety of clubs and activities at the heart of village life.

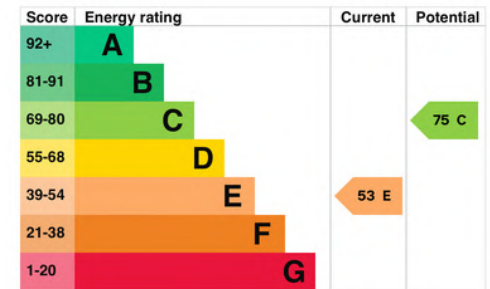
Excellent state and private schooling can also be found nearby, including Winchester House, Carrdus, Stowe and Akeley Wood. With numerous countryside walks on the doorstep and easy access to Banbury, Brackley, Towcester and Silverstone, this is village living perfectly placed for modern family life.

Extra Information

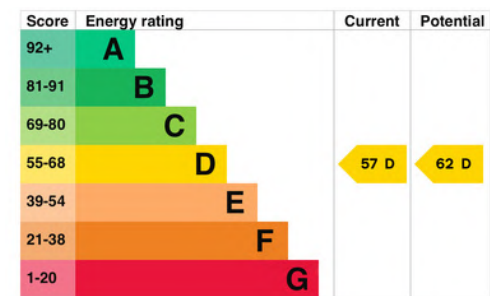
- Stone under slate construction
- Non-listed
- High-speed fibre broadband available in the area (buyers are advised to check with the provider)
- 4G mobile coverage available (buyers are advised to check with their provider)
- Mains electricity, water and drainage
- Oil-fired central heating
- Home alarm system
- Tenure: Freehold
- Local Authority: West Northamptonshire Council
- Council Tax Band: G

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

Website: For more information visit www.bydesignhomes.com



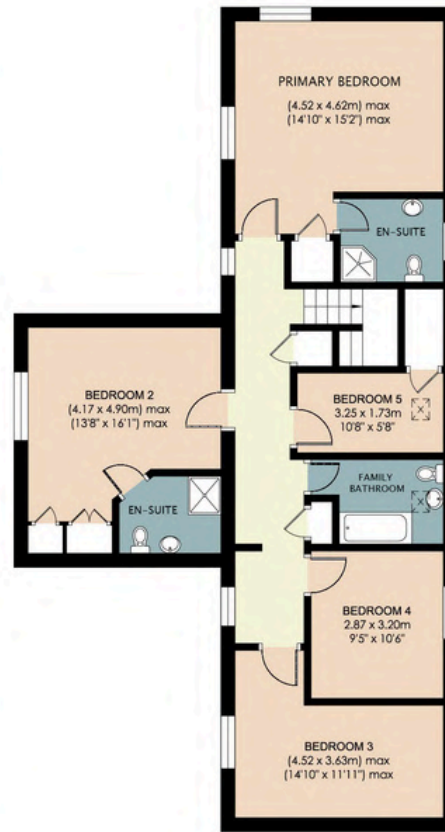
EPC - House



EPC - Annex



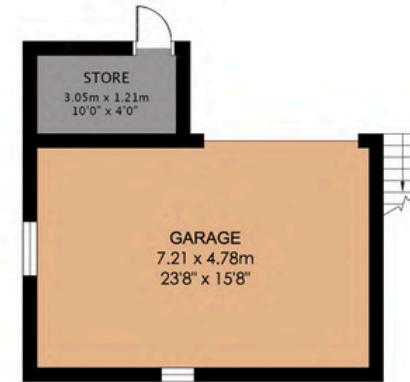
GROUND FLOOR



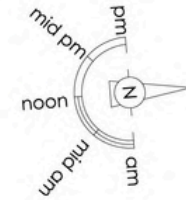
FIRST FLOOR



STUDIO ANNEXE



OUTBUILDING



APPROXIMATE GROSS INTERNAL AREA: 2625 sq ft, 244 sq m (includes annexe, excludes outbuildings)
GARAGE & STORE: 416sq ft, 38sq m
TOTALS: 3041 sq ft, 282 sq m

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



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 7393997427

ByDesignHomes.com



National audience

local knowledge