



BY DESIGN

Manor Farm

Bradden, Towcester



Exceptional 19th-Century Barn Conversion with Wonderful Gardens in the Heart of Bradden

Located in the highly desirable village of Bradden, less than four miles from Towcester, Manor Farm is an exceptional, non-listed 19th-century detached barn conversion, beautifully renovated throughout to combine period character with contemporary comfort. The property offers four bedrooms and two bathrooms, including two ground-floor bedrooms and a shower room, providing flexible and accessible accommodation. At the heart of the home is a stunning kitchen/dining room with exposed beams and a traditional Aga, complemented by a dramatic double-height dining room and a drawing room with a log-burning stove. A large utility and boot room provides excellent practicality and offers potential to create a self-contained annexe. Set within 0.28 acres, the property offers ample driveway parking with an EV charger, all set behind an electric gate, together with wonderful gardens, including a charming courtyard ideal for al fresco dining and a larger lawned garden enjoying views across open fields.









Ground Floor

Upon entering Manor Farm, you are immediately struck by its warmth and character with beautiful antique limestone flooring. The elegant kitchen/dining room is a beautifully appointed space with exposed beams, a traditional four oven Aga and Corian worktops. A range of integrated Miele appliances includes an oven, microwave oven and dishwasher, alongside an electric hob and space for an American-style fridge/freezer. Both practical and inviting, it is a wonderful room for everyday family life as well as entertaining. Underfloor heating in the kitchen, and throughout much of the ground floor, adds an additional level of comfort.

The impressive double-height dining room provides a dramatic setting for both formal entertaining and relaxed family meals. This room connects to the spacious yet cosy drawing room, centred around a stone fireplace with a log-burning stove, making it an especially welcoming space during the cooler months.



















Ground Floor

Practicality is equally well considered, with a large utility and boot room providing ample storage, space for a washing machine and tumble dryer, and plenty of room for muddy boots, paws and outdoor gear. This versatile space also offers excellent potential to create a self-contained annexe, with two double bedrooms and a shower room located along the same corridor. One of the bedrooms is currently arranged as a playroom/family room, and both bedrooms benefit from air conditioning.











First Floor

A grand staircase rises from the dining room to the first floor, where there are two further double bedrooms and a beautifully appointed four-piece bathroom. The primary bedroom benefits from air conditioning and the second bedroom is currently used as a dressing room.









Outside

The property sits within a generous 0.28-acre plot and is surrounded by wonderful mature gardens. A charming courtyard provides an ideal space for alfresco dining, while a beautifully planted pathway leads to the larger lawned garden, complete with a stream, summer house and lovely views across the surrounding countryside. The extensive driveway sits behind an electric gate and provides ample parking for multiple vehicles, as well as an EV charger.





Les
Valees
Blanches





















* Approximate Boundaries

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 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, together with medical and leisure facilities.

Many local children attend Blakesley and Greens Norton primary schools, while nearby secondary options include 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 30 minutes, with additional services from Northampton and Long Buckby.

Extra Information

- Stone under slate construction
- Non-listed
- Gigaclear 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
- Located within a conservation area
- Tenure: Freehold
- Local Authority: West Northamptonshire Council
- Council Tax Band: G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

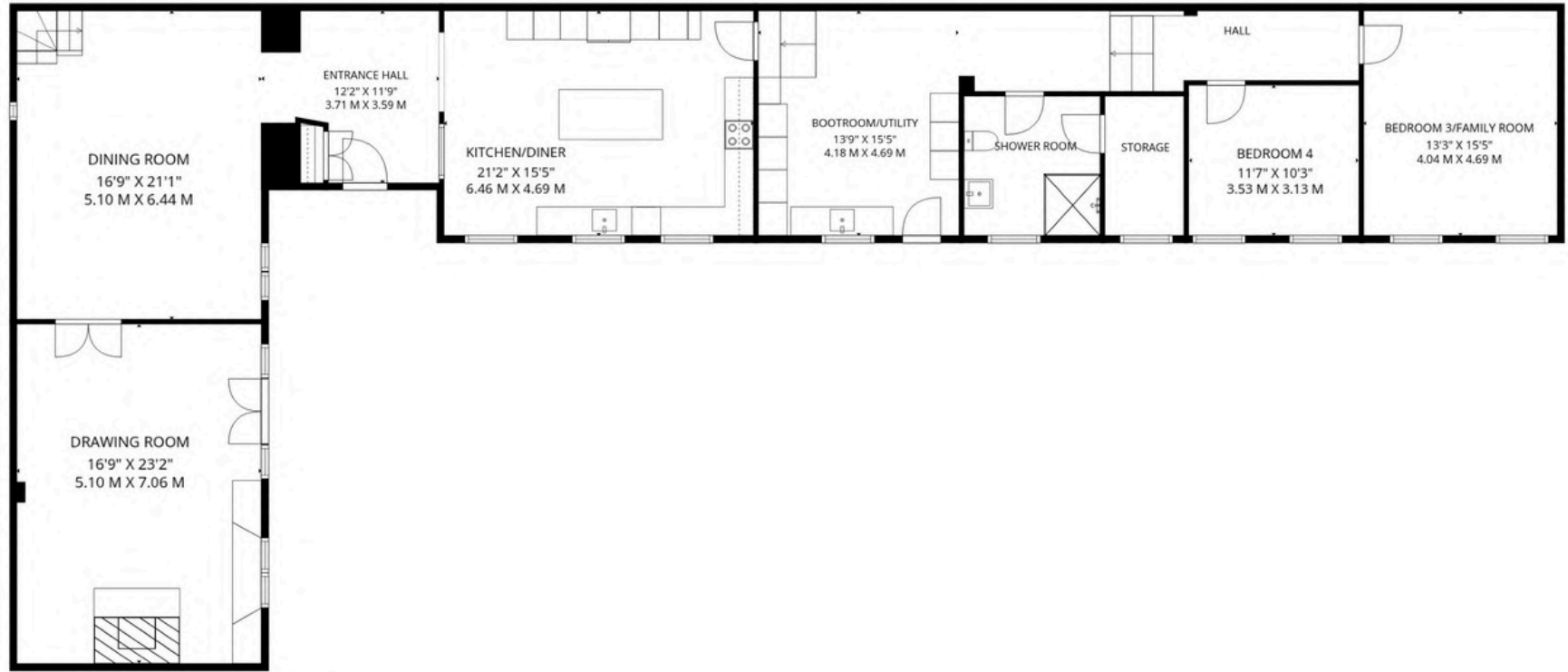
Website: For more information visit www.bydesignhomes.com

Manor Farm, Main Street, Bradden, Towcester, Northamptonshire, NN12 8ED

Offers Over £1,000,000



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2722 sq ft, 253 m²
 OPEN TO BELOW: 130 sq ft, 12 m²



OVERALL TOTALS: 2852 sq ft, 265 m²

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.







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National audience

local knowledge