



THE BYRE

COLD ASHBY, NORTHAMPTONSHIRE



KING WEST



KING WEST

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An exceptional detached barn conversion with extensive outbuildings, garaging, paddock land and wonderful countryside views.

The Byre

Stanford Road, Cold Ashby, Northamptonshire, NN6 6EP

- Detached barn conversion
- Approx. 2,604 sq ft of living accommodation
- 5/6 bedrooms
- Three reception rooms
- Stunning open plan Kitchen/ Dining/ Family room
- Extensive detached barn
- Triple garage/ Workshop
- Landscaped Gardens & Grounds
- Exceptional Rural Views
- Highly Desirable Edge of village location
- **In all, Grounds & Paddock Land extend to 3.43 acres**

The Byre is an exceptional detached barn conversion occupying a delightful edge-of-village position with commanding views.

The Situation

The Byre is set a short distance from Cold Ashby which is a pretty rural village, with local facilities available in the nearby villages of Welford and Naseby. A wider range of services are available in Rugby including private schooling and rail services into London Euston and Birmingham. The M1, M6, A14 and A5 are all within a short distance providing access to all parts of the country.

Communications in the area are excellent, with good links to Leicester, Rugby, Birmingham Peterborough, and Kettering, with the A14 dual carriageway providing rapid road access both east (A1), north/south (M1) and northwest via M6. International air travel is available at East Midlands Airport, Birmingham, Stansted, and Luton.

A number of schools are available in the locality, with primary schooling and secondary schooling within the nearby village of Guilsborough, and preparatory education at Spratton and Bilton Grange. Further secondary and private schooling is available at Lutterworth, Rugby, Oundle, Oakham, Uppingham, Northampton and Leicester.

The Property

The Byre is an exceptional detached barn conversion occupying a delightful edge-of-village position with commanding views across the rolling Northamptonshire countryside. Converted to create a spacious and characterful family home, the property successfully combines traditional agricultural heritage with modern, open-plan living and a flexible layout.

The accommodation extends to approximately 2,604 sq ft and is centred around an impressive kitchen, dining and family room measuring over 23 ft, creating the heart of the home and an ideal space for both everyday family life and entertaining. Complementing this are a generous sitting room with far-reaching views, a separate dining room and five - six well-proportioned bedrooms, all enjoying an abundance of natural light and attractive rural outlooks.

Finished to a high standard throughout, The Byre offers an excellent balance of generous reception space and versatile family accommodation, with the charm and character expected of a quality barn conversion.

Outside

The property is approached via a gravel driveway, opening onto an attractive courtyard with extensive parking and access to the detached garages and substantial range of outbuildings. Beautifully maintained gardens wrap around the house, comprising expansive lawns, established planting and a variety of seating areas designed to make the most of the property's exceptional countryside setting.

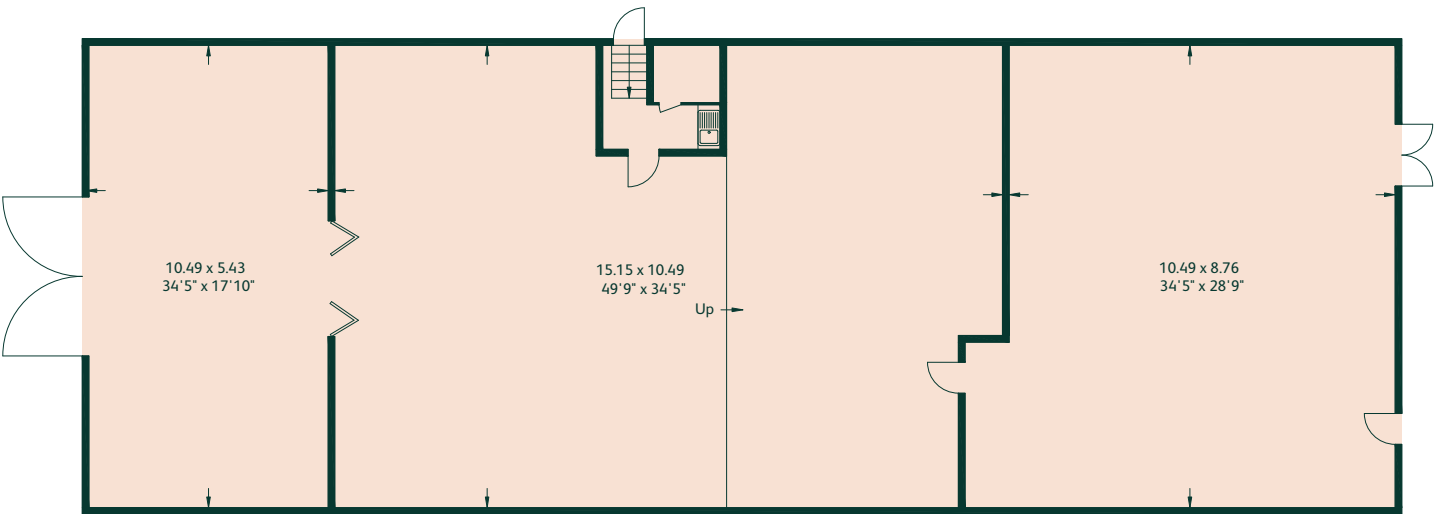
A particular feature is the substantial detached agricultural-style barn extending to approximately 3,347 sq ft, together with 877 sq ft of garaging, providing outstanding versatility for a wide range of uses including workshops, vehicle storage, equestrian facilities, home business or future adaptation, subject to the necessary consents.

The gardens enjoy a high degree of privacy and uninterrupted views across the surrounding landscape, creating a wonderful sense of space and tranquillity that is rarely found, while the overall site offers excellent flexibility for those seeking a rural lifestyle with extensive ancillary accommodation including paddock land, in all extending to 3.43 acres.



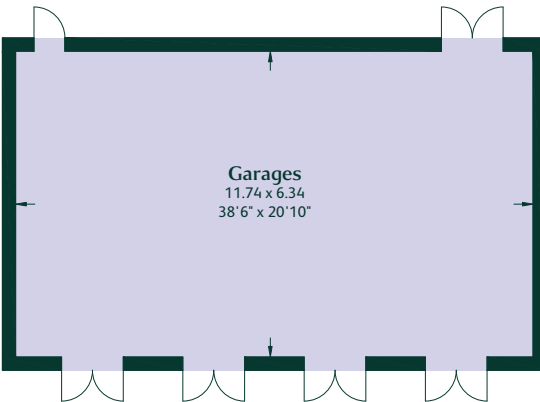


Floorplans

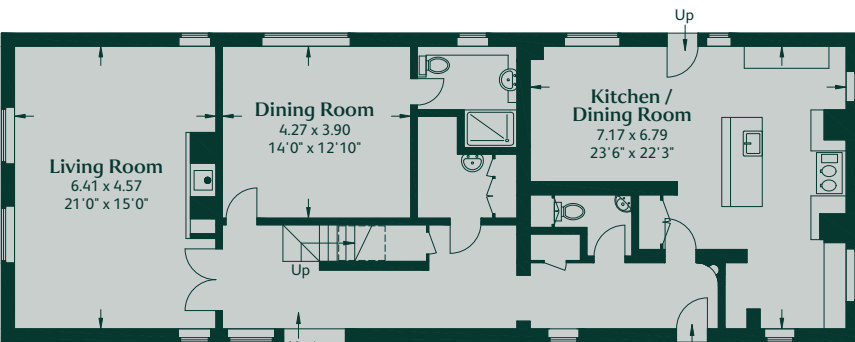


Outbuilding

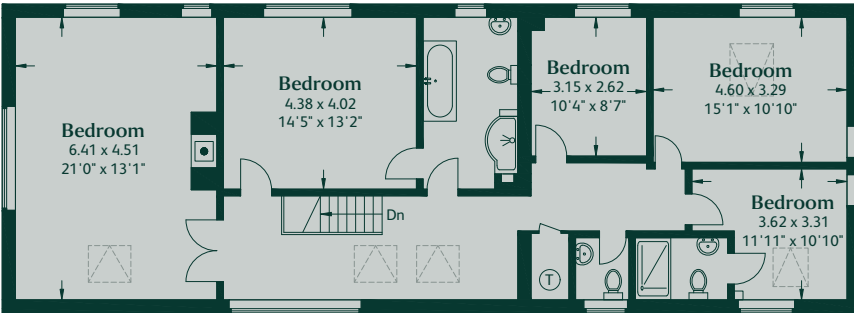
Approximate Gross Internal Area
Main House = 241.91 sq m / 2603.89 sq ft
Outbuilding = 310.92 sq m / 3346.71 sq ft
Garages = 81.48 sq m / 877.04 sq ft
Total Area = 634.31 sq m / 6827.64 sq ft



Garages



Ground Floor



First Floor

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General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Council Tax Band

F

Services

Mains water; electricity and drainage are connected. Oil Central Heating. None of the services have been tested by the agents.

Local Authority

West Northamptonshire

EPC Rating

D





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