



CASTLE BARN

FOTHERINGHAY, NORTHAMPTONSHIRE



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Enviably located within the historic grounds of Fotheringhay Castle, this exceptional six-bedroom barn conversion offers flexible living accommodation and generous reception space complete with an idyllic courtyard garden, gated driveway, and ample off-road parking.

Castle Barn

2 Castle Mound, Fotheringhay, Northamptonshire, PE8 5HZ

Oundle (4 miles), Stamford (10.5 miles), Peterborough (13 miles) (trains to London Kings Cross 50 minutes), Uppingham (18 miles), Oakham (21 miles) (All distances and times are approximate)

- Unlisted, limestone barn conversion with a wealth of period features retained throughout
- Entrance hall, utility room and ground-floor WC
- Vaulted ceiling kitchen-breakfast room with aga, log burner and courtyard access
- Living room and formal dining room with rotating wood-burning stove, and family room
- Separate access to two ground-floor double bedrooms, served by a family bathroom
- Mezzanine office and three double bedrooms, including principal suite with dressing room and ensuite, plus a family bathroom
- Secondary stairs to double guest bedroom with ensuite bathroom and superb storage space
- Charming, and private courtyard garden with dining terrace
- Electric gated driveway with ample off-road parking
- Unique location within the historic grounds of Fotheringhay Castle

Beautifully maintained by the current owners, the property is a delightful amalgamation of period character and modern luxuries.

Situation

Fotheringhay is brimming with history, the birthplace of Richard III, it is also where Mary Queen of Scots was executed after being held captive in the castle for 12 years. The 14th century church of St. Mary and All Saints is an exquisite architectural treasure within the centre of the picturesque conservation village, and The Falcon Inn is a public house and restaurant offering a locally sourced menu. The village is also equipped with a village hall and there are a number of footpaths and bridleways in the locality, leading from the village across the superb countryside around.

The historic market town of Oundle lies about four miles to the South and offers a good range of independent shops, businesses and restaurants, set around the traditional marketplace. Peterborough lies approximately 13 miles away and offers extensive leisure and shopping facilities as well as main line rail travel, with journey times of approximately 50 minutes to London King's Cross. There is an excellent choice of schooling at Oundle, Stamford, Uppingham and Oakham.

Description

Once part of a working farm set within the grounds of Fotheringhay Castle, this unlisted six-bedroom barn, constructed of limestone beneath a slate roof, was converted in 2008 by a well-respected local developer, and offers flexible living accommodation arranged across two floors.

Beautifully maintained by the current owners, the property is a delightful amalgamation of period character and modern luxuries, with the selected materials sympathetic to the heritage of the original building.

Sheltered beneath a timber-framed porch, the front door opens into the generous entrance hall, where oak flooring and exposed stonework create a welcoming first impression. From here, oak interior doors lead through to the principal reception rooms, while a ground-floor WC with fitted storage cupboards provides additional convenience. Adjacent, the utility room provides a highly practical everyday space, with plumbing for a washing machine and dryer, extensive cabinetry, farmhouse sink and ample space for coats and cloaks.

Positioned to the right of the entrance hall, the dual aspect sitting room is flooded with natural light and enjoys attractive views across the gardens, with French doors opening directly onto the rear. A rotating wood-burning stove serves both the sitting room and adjoining dining room, providing a characterful focal point.

At the heart of the home, the impressive kitchen-breakfast room provides a wonderful setting for both family life and entertaining. Flagstone flooring flows throughout, while a vaulted ceiling with exposed beam joinery creates a wonderful sense of volume. Stone-arched doors open directly onto the courtyard, drawing natural light into the room and creating a seamless connection between the kitchen and garden beyond.

Bespoke cabinetry, complemented by granite worktops, provides extensive preparation space and storage, while a substantial central island with bar seating forms a social hub within the room. The kitchen is exceptionally well equipped for modern living, with integrated Miele appliances including an oven and coffee machine, alongside two integrated fridges and two dishwashers. A four-oven Aga provides a further focal point, with a two-ring electric hob attached, ideal for cooking during the summer months. Ample space for a breakfast table creates a relaxed setting for family meals, while a log burner adds further warmth and character to the room.

Leading from the kitchen, the family room is a generous and versatile space, enjoying an abundance of natural light through floor-to-ceiling windows and direct access onto the garden. Fitted shelving provides useful storage, while the room's connection with both the kitchen and outside spaces makes it equally suited to relaxed family life and entertaining.

Continuing into the west wing, the accommodation is currently configured as two double bedrooms, offering exceptional flexibility and the potential to function as an annexe or guest accommodation. With its own independent entrance, this section of the home provides a useful degree of separation from the principal accommodation.

The first double bedroom benefits from fitted wardrobes and direct access onto the courtyard, while the second enjoys a dual-aspect outlook together with fitted storage. Both bedrooms are served by a spacious family bathroom, complete with a bath and separate shower.

Returning to the entrance hall, the principal oak staircase rises to the first-floor landing. A mezzanine study overlooks the breakfast-kitchen below, creating a versatile workspace which could equally lend itself to a reading area or further reception space. The principal suite provides a tranquil retreat, boasting a dual-aspect outlook with picturesque views across the courtyard garden. Steps rise to a dedicated dressing area, complete with built-in wardrobes, while the ensuite bathroom is finished with wooden flooring and features both a rainfall shower and bath. Two further double bedrooms are arranged from the first-floor landing, both enjoying views towards the front of the property, and are served by a well-appointed shower room.

A secondary staircase rises from the kitchen to a further guest suite, complete with its own ensuite bathroom, providing an additional level of flexibility and privacy for family or visiting guests. From the ensuite, a cupboard provides access to a useful eaves space, ideal for additional storage.

Outside

Castle Barn is approached via an electric-gated driveway, which leads to ample off-road parking and access to the car port. The driveway is complemented by a generous area of lawn, which forms an attractive approach to the house and provides valuable additional outdoor space.

To the rear, the south-west facing walled courtyard forms a wonderfully private and secluded haven, enclosed by stone walls and providing an exceptional setting for outdoor living. A dining terrace extends directly from the kitchen, family room and ground-floor bedroom, creating a natural connection between the principal living spaces and garden.

Beyond the terrace, a formal lawn provides an attractive area of open garden, while the enclosed nature of the courtyard creates a peaceful and sheltered environment throughout the day.







General Remarks

Council Tax

Band H

Directions

From the A1 take the A605 exit towards Northampton. After 4 miles turn right at Warmington roundabout towards Fotheringhay. Turn right at the t-junction to Fotheringhay village and once over the bridge turn right down a limestone track to the left of Castle Farm Guesthouse. Follow the track round to the right until you reach the electric, timber gates. A shared driveway extends to two properties, Castle Barn is the property to the right-hand side.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Plans Areas and Schedules

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

Services

Mains water and electricity are connected. Private drainage system. Oil central heating. None of the services have been tested by the agents.

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of all existing rights, both public and private including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

Statutory Authority

North Northamptonshire Council: 0300 126 3000

Tenure

Freehold

Viewing

The property may only be inspected by prior arrangement through King West and Woodford & Co.

What Three Words

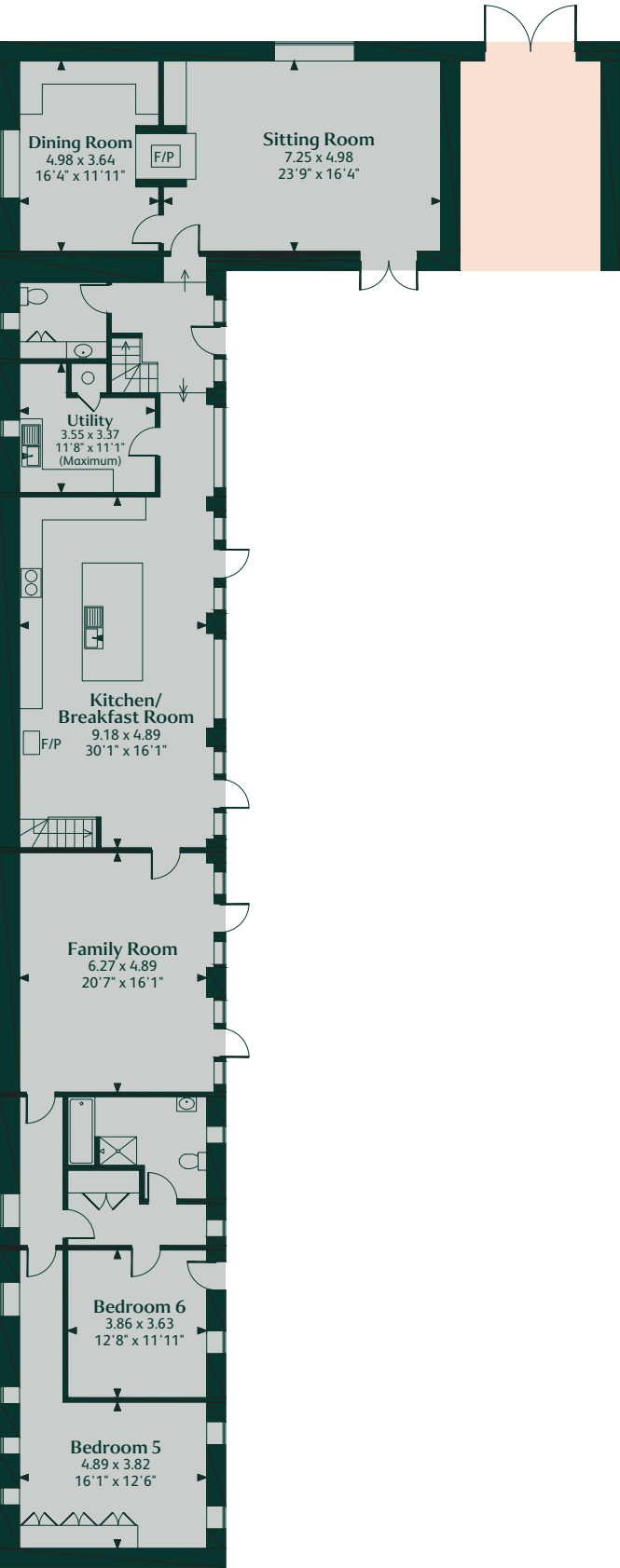
Shots.stylists.formally



Floorplans



Total Approx Gross Internal Floor Area = 355 Sq/m-3824 Sq/ft



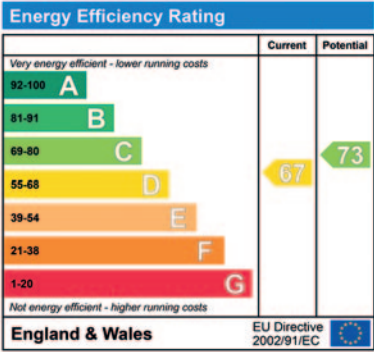
Ground Floor



First Floor

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