

Reeves Barn, Mill Lane, Grimscote, Northamptonshire, NN12 8LJ

HOWKINS & HARRISON

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Grimscote,
NN12 8LJ

Guide Price: £695,000

Howkins & Harrison are delighted to offer this beautifully presented and updated barn conversion set in the peaceful Northamptonshire village of Grimscote in just under half an acre of established gardens. Reeves Barn is a Grade II Listed property offering spacious accommodation flooded with natural daylight including a conservatory, two reception rooms kitchen/breakfast room, utility room, cloakroom, master bedroom with en-suite, two further bedrooms and a family bathroom. Outside is a generous sized double garage with power connected, a small stone barn currently used as an office workshop, and ample parking.

Features

- Barn Conversion
- Grade II Listed
- Three bedrooms
- Family bathroom and en-suite bathroom
- Two reception rooms
- Cloakroom & utility room
- Kitchen/breakfast room
- Generous double garage and additional workshop/office
- Just under half an acre mature garden
- Ample parking







Location

Grimscote is a small hamlet north of Towcester surrounded by open countryside. There are excellent road links to the M1 and M40 via the A43. The amenities of Towcester are situated some 4 miles to the south and include a leisure centre, secondary schooling, public houses and restaurants. Primary schooling is provided in the neighbouring village of Pattishall with excellent private education available at nearby Winchester House, Carrdus School, Akeley Wood, Stowe School and Northampton Boys and Girls schools.

Train stations at Northampton and Milton Keynes offer services to London Euston with journey times of around 35 minutes from Milton Keynes.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

Entrance hall, kitchen/breakfast room with a bespoke range of units, breakfast bar and integrated appliances under quartz worksurfaces with the range of units extending into the utility room. Dining room, double aspect sitting room with a media wall and woodburning stove. A cloakroom and a heated conservatory complete the ground floor accommodation.

First Floor

The main bedroom is en-suite and has a range of fitted wardrobes, and there are two further double bedrooms, one with fitted wardrobes, and a family bathroom.


NINJA









Outside

The property is approached via a driveway that leads to a large garage with roller shutter doors offering parking for several cars. A gate leads to the courtyard, whilst the driveway gives way to the established gardens. The property can also be approached via a smaller gravel drive. The secluded courtyard contains an original barn that, subject to planning permission, offers potential to become a self-contained annexe or studio and is currently used as an office/workshop, with water, power and internet connected. Steps lead up to the extensive gardens that feature mature trees and shrubs and offer delightful views.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.















Viewing Arrangements
Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services
The following services are connected to this property: Electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services. Oil fired central heating.

Tenure: Freehold

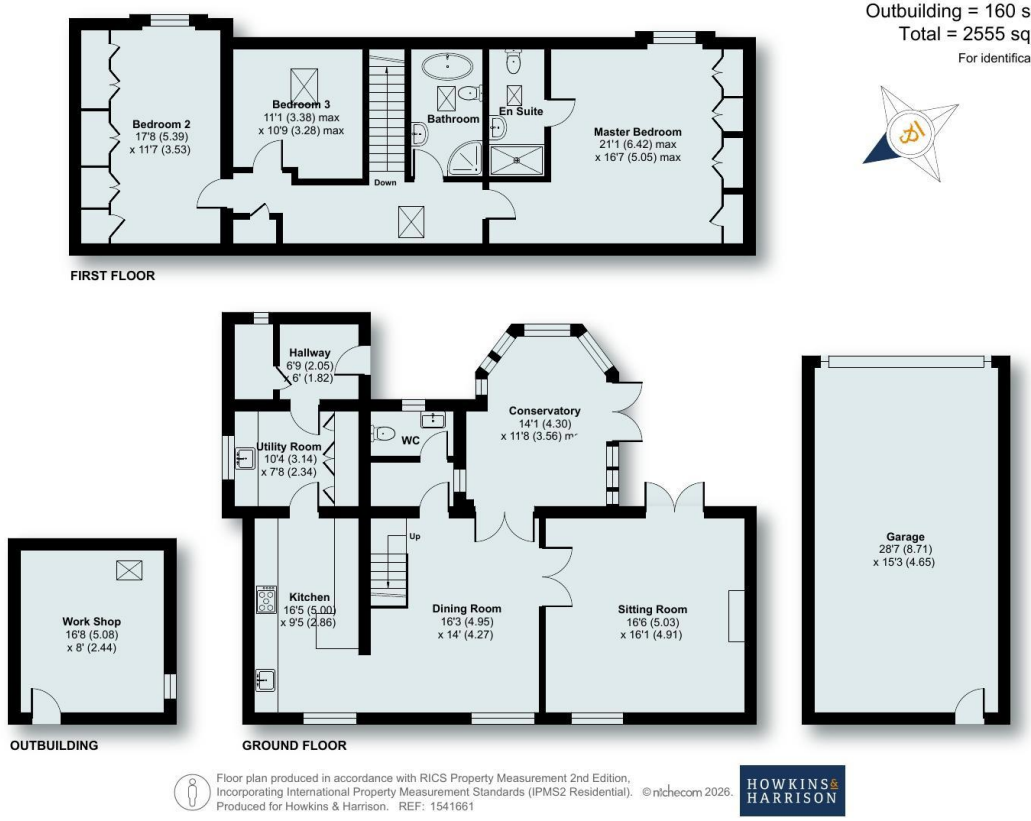
Local Authority
West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F

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GRADE II LISTED

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Approximate Area = 1959 sq ft / 181.9 sq m
Garage = 436 sq ft / 40.5 sq m
Outbuilding = 160 sq ft / 14.8 sq m
Total = 2555 sq ft / 237.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1541661

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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