



Barley Mow Farm

Offers over £1,000,000
Evenley. NN13

A substantial detached farmhouse with annexe, set within approximately 1.76 acres of beautiful grounds and offering over 5,100 sq ft of accommodation, alongside stabling and outbuildings.

- Spacious farmhouse
- Approx. 1.76 acres of garden and paddocks
- Separate cottage (Currently rented)
- Stabling and outbuildings
- Historic Building
- Popular Nearby village
- Equestrian facilities
- Main house: EPC rating F | Council Tax G
- Cottage, EPC rating D | Council Tax C
- Tenure | Freehold



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





The main house combines character features with generous proportions. The sitting room enjoys a wood-burning stove, a large bay window, and exposed stonework, while the dining room is equally impressive with a fireplace, exposed beams, and another bay window. At the heart of the home is a farmhouse-style kitchen with ample space for family dining, currently fitted with an Aga and a separate range. A boot room and utility room provide practical space and access to a cellar, while a downstairs WC completes the ground floor.

On the first floor, there are four large bedrooms, a family bathroom, and a separate WC. The top floor offers a superb principal suite with dressing room and bathroom, plus a further bedroom.

Drovers Cottage, the two/three-bedroom annexe, offers excellent flexibility, whether as a rental investment, guest accommodation, or for multi-generational living.

The grounds are a particular feature, extending to around 1.76 acres. To the rear of the house is a generous patio with an old well, while the land also includes a paddock with stabling and, to the north, a larger parcel with a pond.

Barley Mow Farm represents a rare opportunity to acquire a character home with land in a sought-after edge of village setting, offering space, versatility, and countryside living.

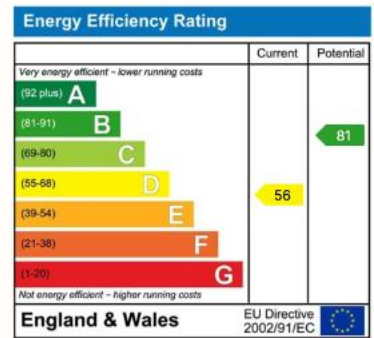
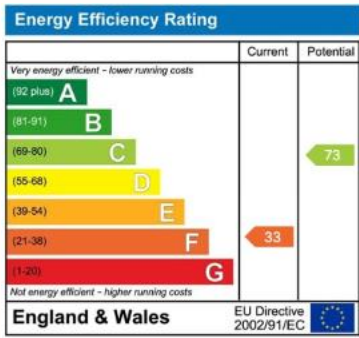
Evenley is a picturesque Northamptonshire village set around a traditional green, with a pub, village shop, and thriving community. Surrounded by open countryside, it offers a peaceful rural setting while being just a short drive from Brackley and with excellent access to Oxford, Bicester, Banbury, and the M40.

It is a traditional stone-built village centered around a large green that serves as a practical hub for the community. The village maintains an active local life, with residents regularly playing cricket or gathering for "Coffee on the Green."

You can grab a drink at Forge Coffee to sit and watch the world go by, or visit The Red Lion. Overlooking the green, the pub features a children's playground and is well-known locally for its excellent schnitzel. The village benefits from a local farm shop for everyday produce and sits just next door to Evenley Wood Garden, a 60-acre private woodland popular for its seasonal walking trails, events and forest school.

*As an agency, we are aware of a local planning application which we would like to discuss with interested parties. Please ask us for details.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire
- o Council Tax Band: G
- o Utilities: Mains electric and water, oil-fired central heating and private drainage



The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.