

NEW INSTRUCTION



## THE OLD FORGE

High Street, Braunston, NN11 7HR



DAVID COSBY  
ESTATE AGENTS







# The Old Forge

High Street, Braunston, NN11 7HR

Total GIA | Approx. 168 sqm (1808 sqft)



3 Bedrooms



4 Receptions



1 Bathroom

## Features

- Historically significant property in the heart of Braunston village
- 200ft rear garden with tiered landscaping and productive allotment
- Four reception rooms with multi-fuel stove to Sitting Room
- Shaker-style kitchen with walk-in pantry
- Three bedrooms plus first floor landing lounge area
- Tastefully updated interiors with period features
- Off-road parking for several vehicles
- Within walking distance of village amenities

## Description

Located in the heart of Braunston village, this historically significant former Blacksmith's Forge presents a rare opportunity to acquire a thoughtfully preserved period home with architectural character and a generous rear garden extending over 200 feet.

Constructed from locally quarried stone and Flemish bond brickwork, featuring chevron jack window arches and natural slate roofs, The Old Forge retains a wealth of original features. Internally, there are exposed beams, quarry tile and parquet flooring, traditional joinery, all carefully balanced with tasteful modern updates. A single-storey brick-built outrigger to the rear houses the kitchen, while multiple reception rooms offer flexible living space. Upstairs are three bedrooms and a versatile landing lounge, with views extending over the garden to open countryside beyond.

The beautifully landscaped rear garden is arranged over three tiers and incorporates formal seating areas, mature planting, a wildlife pond, and a well-tended allotment with greenhouse and potting shed. A gated block-paved driveway provides off-road parking for several vehicles and access to a detached timber garage.

This is a home suited to buyers seeking a well-positioned period property in one of Northamptonshire's most picturesque and well-connected villages.



A brick and stone former blacksmith's forge in the heart of Braunston village, offering well-appointed accommodation, original period features, and a beautifully landscaped 200ft rear garden.



# The Property

## Entrance Hall

The entrance hall is laid with traditional quarry floor tiles and matching skirtings, incorporating a recessed Coir grab mat at the threshold. Slatted timber doors provide access to the kitchen/dining room, family room, and sitting room. A substantial central oak ceiling beam adds character and a sense of age to the space. Beneath the staircase, a slatted door with T-bar hinges opens to a useful storage cupboard.

## Kitchen

Situated within the single-storey brick outrigger, the kitchen is a bright dual-aspect space featuring a range of high-quality Shaker-style base and wall units with oak doors and roll-top work surfaces. The floor is laid with traditional quarry tiles, and natural light is provided by two casement windows. A timber stable door opens onto a pleasant rear decked seating area with views over the garden. Integrated appliances include a two-door electric oven and a four-burner electric hob with a brushed chrome extractor hood and lighting above. A traditional walk-in pantry offers additional cool storage, fitted with shelving and benefiting from a window to the side aspect.

## Family Room

Positioned to the front left-hand side of the property, the family room benefits from high ceilings with a central exposed ceiling beam and good natural light from two front-aspect casement windows. The floor is finished in a neutral loop pile carpet, and the walls are presented in two-tone emulsion with a feature wall in decorative lining paper. A focal point of the room is the inset electric flame-effect fire set within a traditionally styled surround and polished tiled hearth. A slatted door with T-bar hinges opens to the stairwell, providing access to the first-floor accommodation.

## Sitting Room

Centrally positioned within the property, the sitting room occupies what was formerly the forge workshop and retains a wealth of original character. Exposed oak ceiling beams and joists reflect the building's working origins, while a traditional multi-fuel stove is set within a recessed fireplace featuring a quarry tile hearth, exposed brick reveals, and an oak lintel above. The floor is laid with parquet timber boards, and the walls are finished in a neutral palette. The room benefits from natural light via windows to both the front and rear elevations. An original ledged door with bullseye glass vision panel leads through to the snug.









## The Property

### Snug

A light-filled and inviting breakaway space, ideal for reading, relaxation, or simply enjoying views over the rear garden and rolling countryside beyond. The floor is laid with exposed oak boards, and a quarter-winder staircase with twisted balustrades rises to the first-floor accommodation. A traditional ledged and braced door provides access to the utility room.

### Utility

A galley-style utility room fitted with high-quality Shaker-style base units and solid oak work surfaces. A Belfast-style sink with chrome mixer tap is set beneath a three-pane window overlooking the front aspect. The floor is laid with traditional quarry tiles displaying attractive historic patination, and the ceiling features exposed oak joists, reinforcing the building's period character.

Heating is provided by a wall-mounted chrome ladder towel rail. There is plumbing for a washing machine and space for a tumble dryer.

### Cloakroom

The cloakroom is fitted with a contemporary ceramic WC with concealed cistern, neatly housed behind oak panelling, and a corner ceramic wash hand basin with chrome mixer tap. The walls are finished in two-tone emulsion, and solid oak floorboards flow through from the adjoining snug. Natural light is provided by a top-hung casement window with traditional ironmongery.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



# The Property

## First Floor Landing

The first-floor landing is neutrally decorated and fitted with a cut pile carpet. A two-pane casement window provides pleasant views. Traditional four-panel doors with brass ironmongery lead to the principal bedrooms and the family shower room.

## Bedroom One

A generously proportioned double bedroom with a three-pane window overlooking the front aspect. Ample built-in storage is provided by an eight-door fitted wardrobe incorporating shelving and hanging space. The walls are neutrally decorated, and the floor is finished with a soft cut pile carpet. Concealed within the wardrobe is a discreet door leading to a spacious airing cupboard, fitted with slatted pine shelving for linen storage. This also houses the modern hot water cylinder with supplementary immersion heater.

## Bedroom Two

A further double bedroom, centrally positioned within the property, featuring a three-pane window overlooking the front aspect. The floor is finished with a cut pile carpet, and the walls are neutrally decorated, with one wall finished in decorative lining paper.

## Shower Room

Accessed via Jack and Jill four-panel doors with brass ironmongery, the shower room is fitted with a modern three-piece suite comprising a double-width shower cubicle with tempered glass screen, full-height ceramic wall tiling, and a wall-mounted ceramic shower hose. A large ceramic wash hand basin with chrome mixer tap and pedestal sits alongside a close-coupled WC.

## Landing Lounge

Positioned to the rear right-hand side of the property, the landing lounge enjoys lovely views via a rear window set within splayed reveals. The space offers flexibility for use as a reading area, study space, or occasional seating area. An over-stairs cupboard provides useful storage and a four-panel door leads through to Bedroom Three.

## Bedroom Three

Currently used as a home office, Bedroom Three is a generously sized single room with ample space for workstations and shelving.





# Grounds

## Front Aspect

The property fronts directly onto High Street and presents an attractive façade of red facing brickwork laid in Flemish bond, with distinctive chevron jack window arches set beneath a natural slate roof. A dropped kerb provides vehicular access to a gated block-paved driveway, which opens into a larger block-paved area providing off-road parking for several vehicles and leading to the detached timber garage.

## Rear Garden

The property benefits from a deceptively large, three-tier rear garden extending to over 200 feet in length, offering a variety of well-planned areas for relaxation, planting, and cultivation.

To the rear of the kitchen, a stable door opens onto a raised timber decked seating area – ideal for breakfast or morning coffee – with steps descending to a further paved terrace. Raised brick and stone planters are filled with seasonal shrubs and perennials, now coming into bloom.

The central garden features a gravelled seating area, offering a pleasant spot to enjoy the surroundings. A mature cherry tree, now in blossom, provides seasonal interest, and a well-maintained lawn is segmented by block-paved pathways.

The lower garden offers further lawned areas bordered by established shrubs, and a graduated pond provides a lovely natural habitat. A pergola seating area is set on block paving, positioned to catch the afternoon sun. A winding gravel path leads to a picket gate set within a honeysuckle hedge, which opens into a generous allotment and horticultural section. This productive growing area includes raised beds with woodchip borders, a large timber-framed glasshouse, and a timber potting shed. The boundaries are formed by mature hedgerow and trees, with apple trees at the far end of the garden offering a seasonal crop.









## Location

Braunston is a charming village situated on the western edge of Northamptonshire, near the Warwickshire border. It offers a good range of local amenities, including a convenience store with a post office, a butcher, a hair salon, a café, a fish and chip takeaway, and several public houses—all within easy walking distance of the property.

The village enjoys a scenic hilltop setting, with breathtaking views of the surrounding countryside. A notable landmark is the striking spire of All Saints' Church, which is visible for miles and serves as a well-known guide for both road travellers and canal users navigating the Grand Union and Oxford canals.

For families, Braunston Church of England Primary School is well-regarded, while secondary options include Ashlawn School in Rugby and Guilsborough Academy, both offering strong academic and extracurricular opportunities. Independent schooling is also available nearby, with Rugby School and Princethorpe College within a reasonable commuting distance.

Braunston is well connected for commuters. The A45 provides easy access to Daventry and Rugby, while the M1 and M6 motorways offer convenient routes to Northampton, Birmingham, and London. Rugby railway station, approximately seven miles away, provides fast and frequent services to London Euston in as little as 50 minutes, as well as connections to Birmingham and other major destinations. For air travel, Birmingham Airport is within a 40-minute drive, offering both domestic and international flights.

## Property Information

**Local Authority:** West Northamptonshire Council

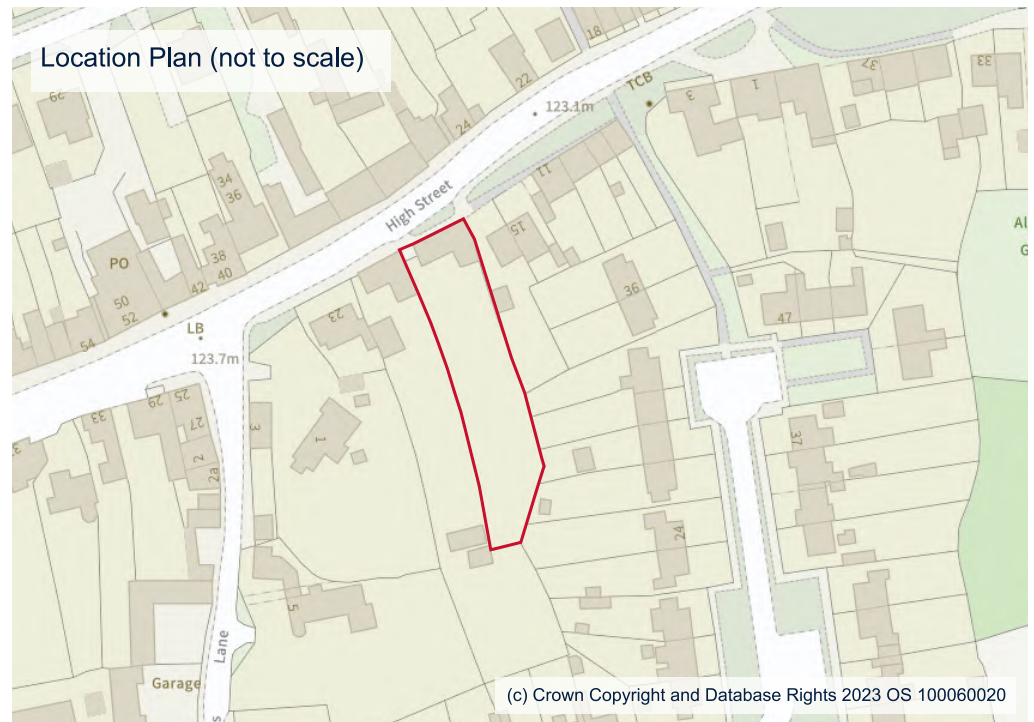
**Services:** Water, Drainage, Oil, & Electricity

**Council Tax:** Band F    **EPC:** E

**Broadband:** Ultra Fast Broadband Available 1000Mbps

## Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*





# The Old Forge, Braunston, NN11 7HR

Approximate GIA = 168 sqm (1808 sqft)

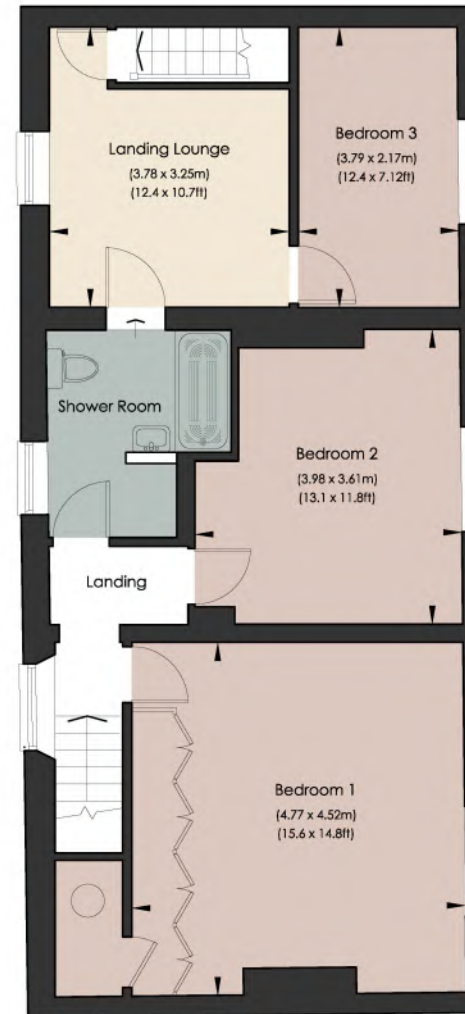


David Cosby Chartered Surveyors & Estate Agents

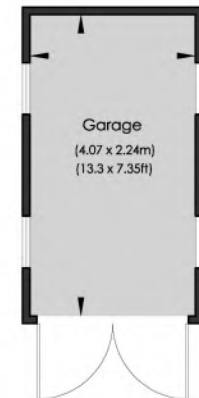
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 96 sqm (1033 sqft)



FIRST FLOOR GIA = 72 sqm (775 sqft)







**BRAUNSTON**  
**01327 361664**

[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)  
[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



**RICS**

**rightmove**



The Property  
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



**DAVID COSBY**  
ESTATE AGENTS



# Thinking of Selling?



## MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



**Gareth Powell**  
**MARLA**  
Sales & Lettings Manager



**David Cosby**  
**MRICS**  
Director | Building Surveyor



**Virginia Church**  
**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



**Sadie Tyson**  
**MNAEA**  
Sales & Lettings Agent



@ [enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

01327 361664

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)