



Kinsale, 21 High Street  
Byfield | NN11 6XQ

FINE & COUNTRY



# KINSALE, 21 HIGH STREET

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A stunning Grade II listed character residence set in an idyllic village, back from the road comprising entrance hall, breakfast kitchen, three reception rooms, four bedrooms, two en-suites and family bathroom. Also benefiting from glorious gardens and beautiful character features throughout, this wonderful home is sold with no upward chain.







A beautiful Grade II listed residence in the sought after village of Byfield which is set back from the road and offered for sale with no upward chain.

Having been recently renovated, the thatched property boasts many original features throughout, such as oak beams, flagstone floors, elm floorboards, vaulted ceilings and inglenook fireplaces, an internal viewing is essential.

Upon entering, the hall has an original feature panel door which provides access to the sitting room.

The sitting room enjoys many original character features including an open fire in an inglenook fireplace, exposed beams and flagstone floors.

There is a window to the side with oak shutters hung on a traditionally glazed window, with a window seat below.

The split level inner hall has a second access from outside and features the continuation of exposed beams and flagstone floors.









# Seller Insight

“I fell in love with the house as soon as I saw it,” says the current owner of this charming home. “It has lots of character, being a traditional English thatched cottage in a small but very active village, and although it needed a lot of work, I immediately realised it had potential. I have since spent the past 15 years renovating the property whilst trying to maintain its historical significance; I have even taken courses in traditional methods to ensure that what I did to the house was in keeping with the original building and its listed status. Working my way through every room, starting with a new thatched roof throughout, and an adjoining barn conversion, I have installed a new bathrooms/en-suites, new bespoke kitchen, introduced an outhouse/utility room, created an additional bedroom and reception room, and much more.”

The outdoor space has much to offer too, and has been equally well cared for. “Part of what attracted me to the house was the fact it was south facing and very private,” says the owner, “thus ideal for young children. Over the years I have developed it to include a vegetable patch, mature shrubs and fruit trees, a raised garden well, and a large patio - a lovely place to have drinks with neighbours and friends.”

The village location of the property provides a friendly atmosphere, and is ideal for a young family. “There are lots of amenities,” says the owner, “including a Co-Op and Petrol station for local conveniences and other practicalities, a Pub, Medical Centre and a Primary School and Nursery with outstanding features. There is also an active Village Hall, children’s play area, woodland walks, and even a forest school. The village is incredibly social with many events throughout the year for all age groups, from coffee mornings to Christmas Balls, quiz nights and everything in between. There are football, cricket and tennis clubs that train from tiny tots all the way up to the veterans. The village has amazing sports facilities: football pitches, cricket green and nets, Lawn Bowling Club, and floodlit tennis courts.”

“I shall miss the cosy Christmas Eve nights with my young children all excited in front of the fire.”

“I like the location so much, with its excellent amenities and the great friends I have made, that I have literally moved across the road!”

“My favourite room is the lounge with an inglenook fire, lots of other quirky features and the ability to close the oak shutters and exclude the world. The new bedroom in the barn is also wonderful with its vaulted ceilings, oak beams, bespoke chandelier and dual aspect views of greenery - beautiful when the morning sun comes through the windows.”

“Some particularly special memories of my time here are the births of my 3 children and bringing them home from hospital and watching them enjoy the house. The completion of the renovation of the house is also a proud moment, ready to hand over for others to enjoy from this point forward.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The stunning bespoke oak fitted breakfast kitchen is light and airy and has a double Belfast sink, ample work space, a Rayburn oven set in the inglenook fireplace, feature bread oven, exposed beams, space for a table over the oak pew seat on a traditional terracotta floor and a window providing a lovely view of the garden.

The study/play room has more exposed beams and flagstones with a large window to the side with a window seat below.

Completing the ground floor is the dining room which is ideal for more formal occasions and has a charming original cruciform slit light window and exposed stone walls. From the dining room, oak stairs rise to a guest bedroom whilst double French doors open out to the garden.

















To the first floor, the feature bedroom is of an excellent size and has wooden flooring, open fireplace, a useful storage cupboard, a window overlooking the garden and access to an en-suite WC.

There are two further bedrooms to this side of the home, one having a vaulted ceiling, the other having a built in wardrobe with both bedrooms having a window which captures more lovely views of the garden.

Located above the dining room, the guest bedroom is beautifully presented with a vaulted ceiling, feature stone walls, exposed beams, windows to two aspects and a sliding door to the en-suite shower room.













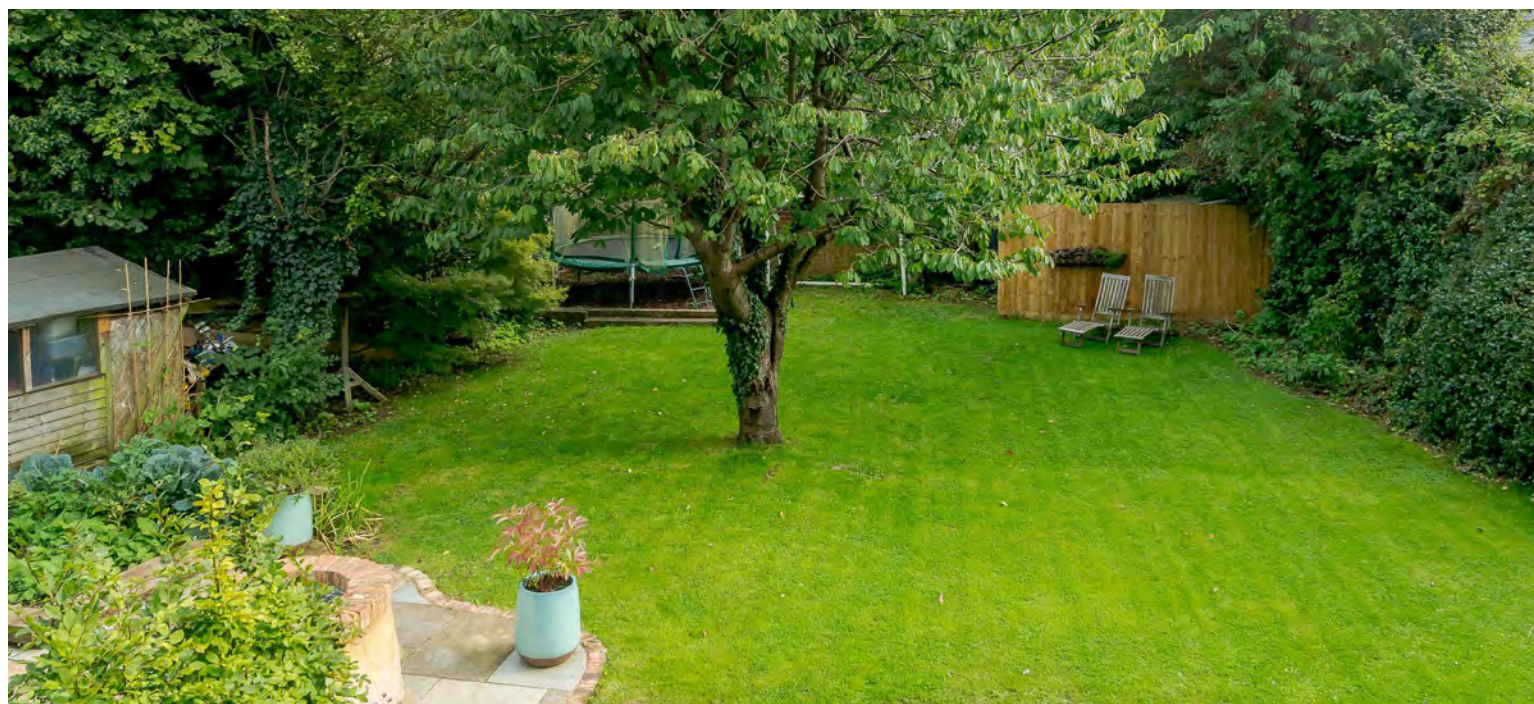




There are beautiful gardens to the front of the house which have immaculate borders and mature fruit trees. The garden has ample patio entertaining area and more informal seating areas with multiple power points and lighting. There is a raised vegetable garden, a raised well, 2 storage buildings and a log store.









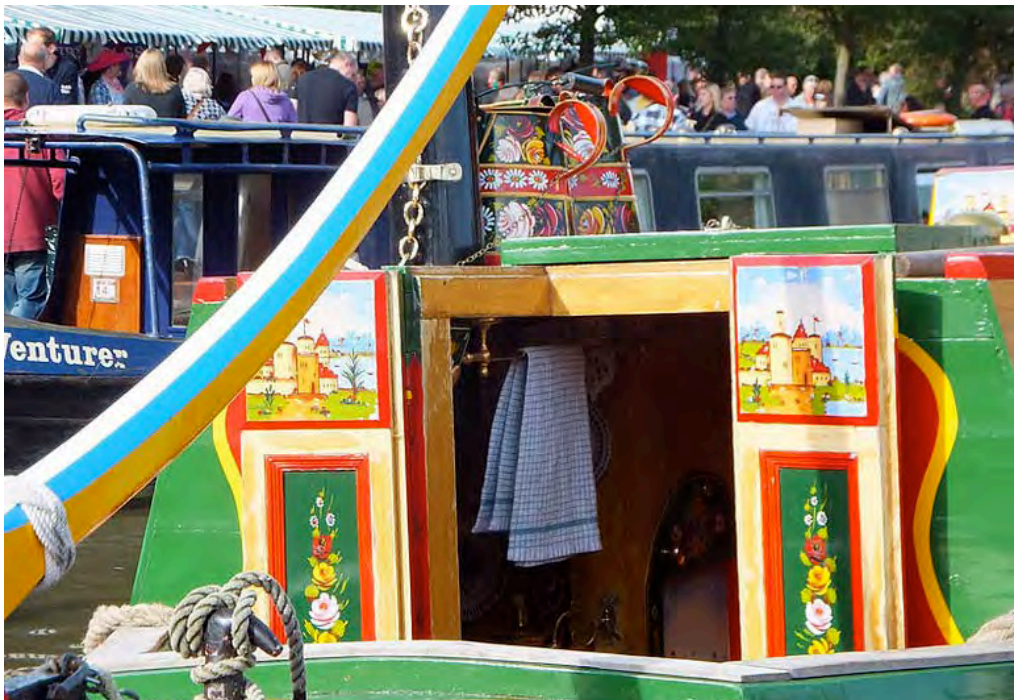
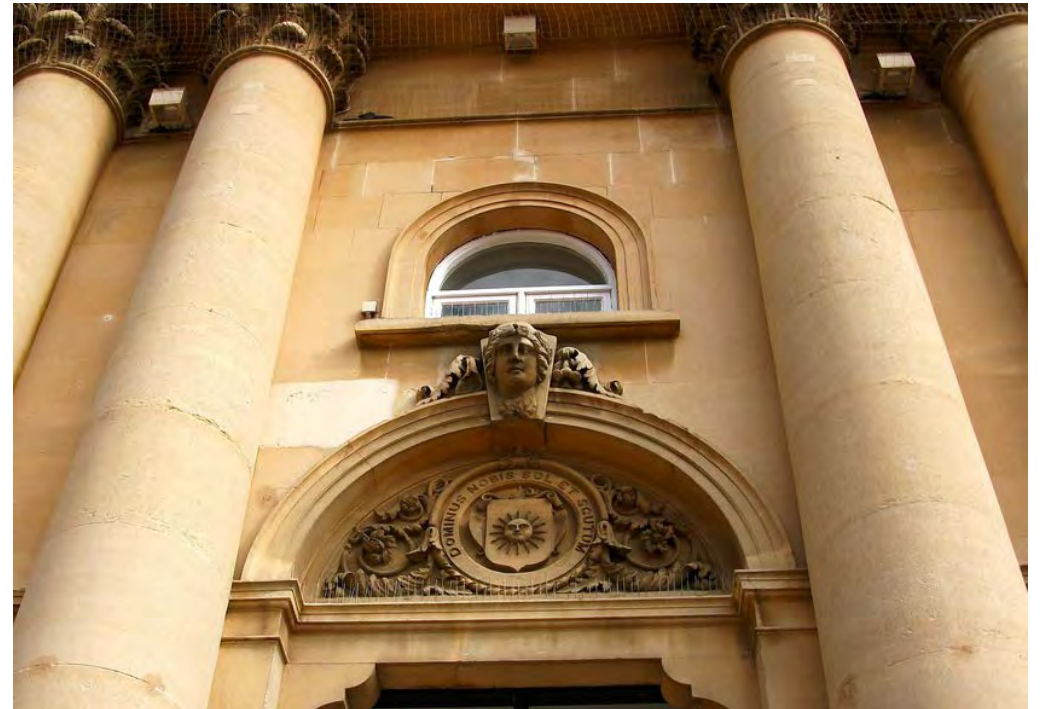


## LOCATION

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Byfield is situated around nine miles North of Banbury and the same distance South of Daventry and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.









EPC Exempt

**Tenure**  
Freehold

**Local Authority**  
Daventry District Council

**Viewing Arrangements**  
Strictly via the vendors sole agents Fine & Country on  
01295 239666

**Website**  
For more information visit [www.fineandcountry.com/uk/banbury](http://www.fineandcountry.com/uk/banbury)

**Opening Hours:**  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm  
Sunday Closed



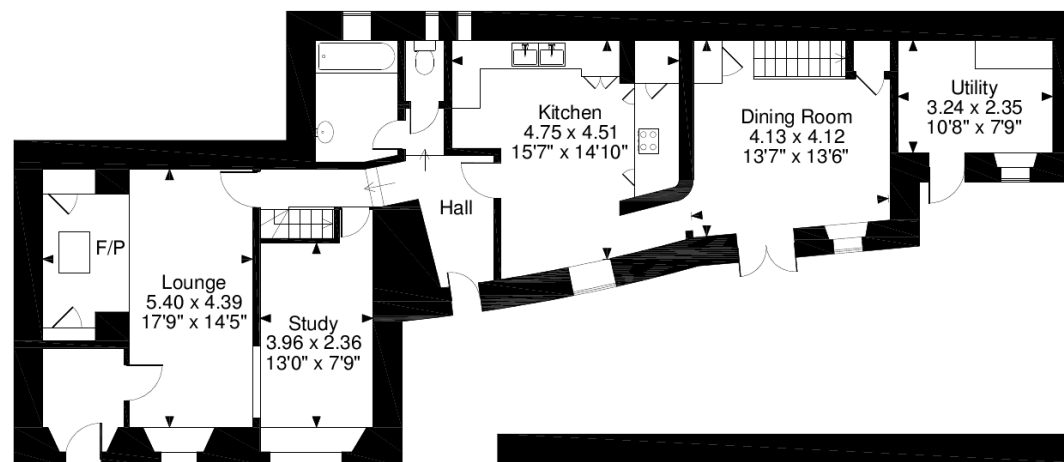
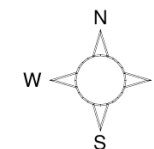
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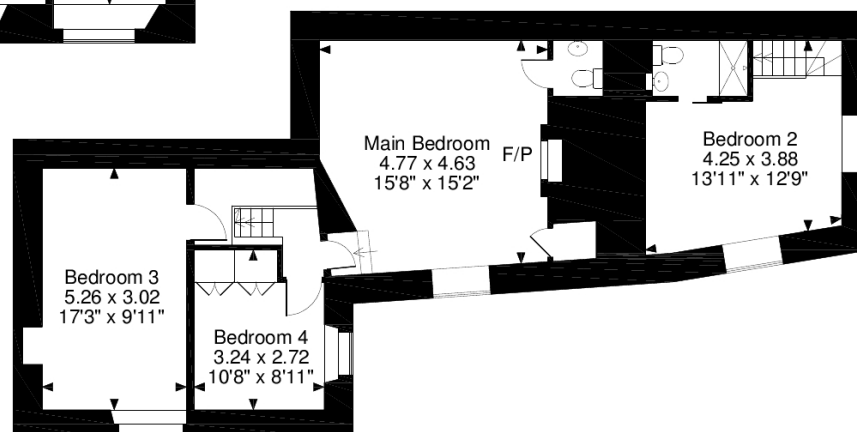
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**High Street Byfield, Daventry**  
**Approximate Gross Internal Area**  
**Main House = 1792 Sq Ft/166 Sq M**  
**Utility = 82 Sq Ft/8 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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EPC Exempt









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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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*“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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