




The Long Barn


Kensworth, Bedfordshire

A stunning barn conversion with contemporary styling and splendid gardens with open countryside views.


A stylishly appointed five-bedroom family home, in an idyllic rural position and outstanding views. The property occupies a corner setting in a former collection of barns and farm outbuildings, which have been converted into a collection of attractive residences, and features light, airy accommodation combining modern




5 RECEPTION ROOMS




4/5 BEDROOMS




3 BATHROOMS




ALLOCATED SPACE




0.712 ACRES




FREEHOLD



RURAL/ VILLAGE



3,248 SQ FT



GUIDE PRICE £1,350,000



The property

The Long Barn is a highly attractive four/five-bedroom home, forming part of a charming farm development and set in a rural position backing onto beautiful rolling countryside, renovated by renowned architect Nicholas Tye, and combining various original details, such as exposed timber beams and a handsome stone chimney breast, with stylish contemporary décor and fittings, including full-height windows welcoming plenty of natural light.

The main reception room is the sitting room with its vaulted, double-height ceiling and bi-fold doors to the front and rear, flooding the space with natural light and creating a connection to the outside space. The centrepiece is a woodburning stove built into the imposing stone-built chimney breast which, along with a glass balustrade, separates the reception room from the kitchen and dining area in a semi open-plan layout. The kitchen itself has sleek modern fitted units and integrated appliances, while the dining area offers

plenty of space for a family dining table. Also on the ground floor, the private study, home gym and living room provide further space in which to work, relax or entertain. The Long Barn represents a very versatile family home. The main first-floor area provides four well-presented double bedrooms. These include the principal bedroom with its en suite shower room and two further bedrooms that share a dressing room and shower room. The first floor also has a family bathroom with an over-bath shower. Additional upstairs living space includes the mezzanine level overlooking the main reception room, which is ideal for use as a study, or a further bedroom. The Long Barn has the added benefit of no upper chain.

Outside

The Long Barn is accessed via a private shared, private driveway from Isle of Wight Lane, with the house forming part of a large L-shaped former farm building, with a shared central courtyard and having plenty of parking space.



Outside

At the rear there are generous private gardens, which have been beautifully landscaped with gravel pathways a large patio area and a second patio with a curved, built-in seating area. The border beds are filled with various shrubs and flowering perennials, while beyond the patio and border beds there is an expanse of lawn, which extends to the side and rear and is dotted and lined with mature trees and established border hedgerows. The garden was designed by award winning designer Rosemary Coldstream.

Location

The Long Barn is located in the Chilterns Area of Outstanding Natural Beauty nestled in the eastern reaches of the Chiltern Hills surrounded by well-maintained agricultural land and mature woodland. The village of Kensworth is just 0.5 miles away and benefits from a primary school, two shops and a pub, while neighbouring Whipsnade has a parish church and a village hall, as well as a parish church and a

village hall, as well as being home to the famous Whipsnade zoo. The surrounding villages offer various schooling options, including the outstanding-rated Studham Village CoFE Academy for primary. More comprehensive facilities can be found in nearby Harpenden with a selection of boutique shops, pubs and restaurants together with larger supermarkets such as Marks & Spencer, Waitrose and Sainsbury's. Communications are excellent with fast and frequent trains leaving Harpenden and reaching London St Pancras International in 24 minutes. The M1 (junction 9) is within 5 miles linking with the M25 and the national motorway network. Luton Airport is 8 miles away to the north.

There is an excellent selection of schools in the district, most notably Beechwood Park School, an independent primary and prep school. St Albans School for boys and separately St Albans School for Girls.



Distances

- Kensworth 1 mile
- Studham 3 miles
- Dunstable 3.1 miles
- Harpenden 9 miles
- Berkhamsted 10.5 miles

Nearby Stations

- Luton and Luton Parkway Station

Key Locations

- Whipsnade Zoo
- Dunstable Downs (National Trust)
- Whipsnade Park Golf Club
- Ashridge Forest

Nearby Schools

- Beechwood Park
- Kensworth CoFe Academy
- Studham Village CoFE Academy





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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 3,248 sq ft (302 sq m)

Store Room internal area 101 sq ft (9 sq m)

Total internal area 3,349 sq ft (311 sq m)

For identification purposes only.

Directions

Post Code LU6 2PP

what3words: ///formal.crowned.object - brings you to the driveway

General

Local Authority: Central Bedfordshire Council

Services: Oil central heating, mains water, pump station to mains (shared).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G **EPC Rating:** D **Tenure:** Freehold

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

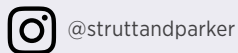
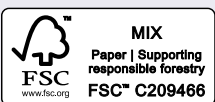
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