



The Victorian Stables, Kimpton, Hertfordshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# The Victorian Stables

## Kimpton Road

### Kimpton, SG4 8HB

A delightful Grade II listed barn conversion in a peaceful rural setting near the village of Kimpton

Harpenden town centre 4.5, Harpenden mainline station 5.1 miles (London St. Pancras 23 minutes), Luton town centre 5.3 miles, M1 (Jct 10) 6.1 miles, St. Albans 8.5 miles, Welwyn Garden City 9.0 miles, Stevenage 10.0 miles, Central London 28 miles

Sitting area | Dining area | Study mezzanine area | Kitchen | Utility | Principal bedroom with en suite shower room | 2 Further bedrooms Family bathroom | Garage | Stable | Garden  
EPC Rating: B

#### The property

This stunning Grade II listed barn conversion displays beautifully appointed accommodation, together with charming original features. The barn, which dates from the 17th century, has exposed timber framing throughout, with an impressive, vaulted ceiling, while the accommodation has a light and airy open plan feel, plus three bedrooms.

The main reception area is the 29ft sitting area, dining and kitchen. This splendid living and entertaining space has stylish limestone flooring with a new Mitsubishi Air Source heat pump providing underfloor heating throughout and optic fibre broadband, a woodburning stove and French doors opening onto the garden, as well as space for a seating area and a family dining table. The kitchen has stylish, contemporary units, a central island and a range cooker. Stairs lead to a mezzanine level overlooking the reception room, which could be used as an office space for home working.

The three bedrooms are all comfortable and well presented, including the principal bedroom with a luxury en suite shower room. There is also a family bathroom with an elegant freestanding bathtub and a separate shower unit.

The property benefits from a 8 year build Assure warranty.

#### Outside

At the front of the property, a courtyard area facing the old farmyard provides paved parking for up to two vehicles with an electric charging point and brickbuilt stable. The cart shed style garage, which is in the middle of three is located adjacent.

The rear garden is mostly laid to lawn, with paved terracing, which is ideal for al fresco dining, a covered BBQ area and a hot tub. The garden is south and east-facing welcoming plenty of sunlight throughout the day.

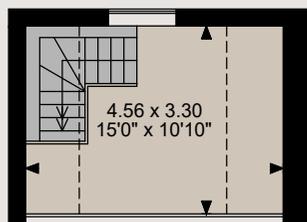
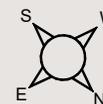
#### Location

The small but charming village of Kimpton in Hertfordshire is a splendid location, placed conveniently for transport links to nearby towns and with London within easy reach. The village has a local store, post office, pub and primary school, plus a parish church and two recreation grounds. The highly sought-after town of Harpenden, with its thriving High Street and comprehensive range of shopping facilities, is just a short drive away. The town has an excellent selection of restaurants, coffee shops and numerous independent shops, plus excellent sports and leisure facilities. Harpenden also offers a strong selection of schools, including the outstanding-rated secondary Sir John Lawes School and the independent King's School. Kimpton is conveniently located for commuters, with the A1(M) less than five miles and the M1 less than eight miles away respectively. Harpenden mainline station provides fast and regular services to London St. Pancras International.



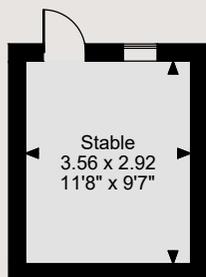


Floorplans  
 Main House internal area 1,248 sq ft (116 sq m)  
 Garage internal area 166 sq ft (15 sq m)  
 Stable internal area 112 sq ft (10 sq m)  
 Total internal area 1,526 sq ft (142 sq m)  
 For identification purposes only.

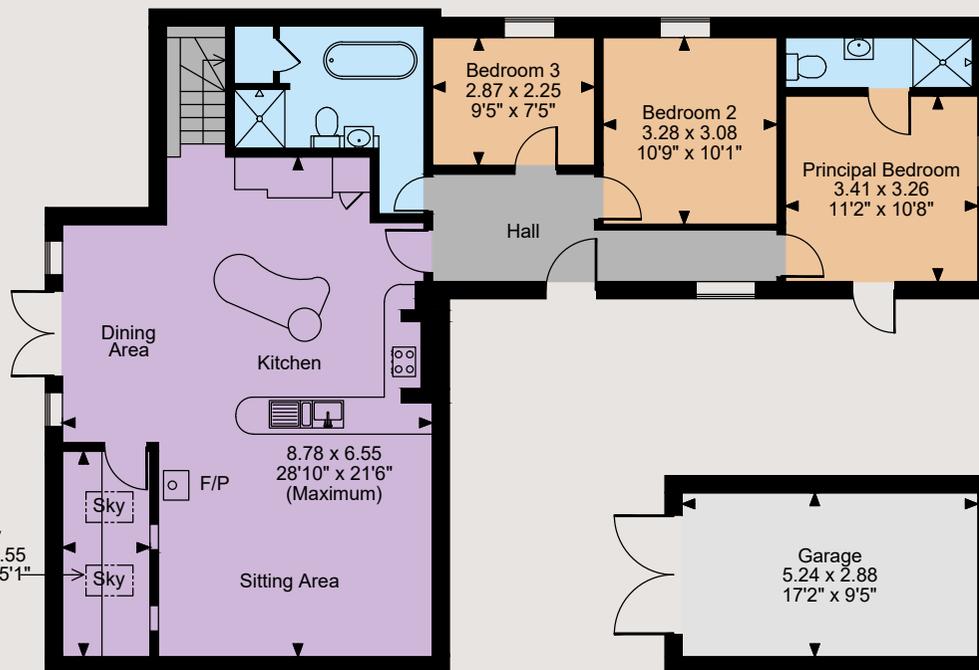


View To Kitchen

**Mezzanine**



Utility  
3.61 x 1.55  
11'10" x 5'1"



**Ground Floor**

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

□ □ □ □ Denotes restricted head height

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## Directions

From Strutt & Parker's Harpenden office, head north on the High Street and then turn right at the roundabout onto Sun Lane. Take the second exit at the next roundabout followed immediately by the first exit at the adjoining roundabout, onto Westfield Road. Continue straight ahead, taking the first exit at two roundabouts, and then at the junction, turn left and then immediately right onto Bower Heath Lane/B652. After 2.4 miles, turn left onto Luton Road and stay on the road as it turns into Kimpton Road continue along there and you will see a turning on the right, immediately after that turning take the next left and follow this until you reach The Victorian Stables.

## Genera

| **what3words** /// pies.flood.hush

**Local Authority:** North Herts Council, +44 (0)1462 474000

**Services:** Mains electricity and water. We understand that the private drainage at this property does comply with the relevant regulations. Underfloor central heating.

**Council Tax:** G

**Guide Price:** £850,000

**Tenure:** Freehold

## Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

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