



Barn Owl

Kimpton, Hertfordshire

A splendid barn conversion home with beautiful rustic features, in a sought-after position outside Kimpton.

A beautifully converted, timber-framed period barn, with a wealth of charming original details and understated, elegant modern styling. Located on a farm site just outside the small and popular village of Kimpton, the property provides three bedrooms and stunning open-plan living, combining a rustic aesthetic with attractive modern fittings throughout.



2 RECEPTION ROOMS



3 BEDROOMS



4 BATHROOMS



CARPORT



GARDEN



FREEHOLD



RURAL



2,478 SQ FT



**GUIDE PRICE
£1,695,000**

The property

Barn Owl is a splendid modern conversion of a magnificent Grade II Listed, timber-framed barn. The barn features weatherboarded elevations and terracotta tiled roofing outside, while inside there are exposed timber beams to the walls and ceilings and other rustic features, including raw plaster walls, alongside stylish modern fittings.

The double-height reception hall provides an impressive welcome to the home, with its tiled flooring, full-height windows and glass double doors, and central staircase, which splits and leads to the two upstairs bedrooms. The main living and entertaining area also has a striking double-height ceiling with exposed timber framing and eaves, a corner logburner, French doors opening onto a front porch and tall sliding glass doors opening to the rear gardens. The room extends to 39ft and includes an open-plan kitchen with sleek, minimalist units, a central island with a breakfast bar and integrated appliances, while there is also space for a large dining table for entertaining and a seating area in which to relax. Stairs

lead from the reception room to the mezzanine level, which sits above the kitchen and provides further space in which to relax, or to use as a study space.

There is one double bedroom on the ground floor with an en suite bathroom, which has a modern freestanding bathtub and a separate shower unit. Upstairs there are an additional two double bedrooms, both of which are also en suite. These include the principal bedroom with its freestanding bathtub and en suite shower room, while the other bedroom has an en suite bathroom with a bath and a separate walk-in shower. Additionally, the ground floor has a family shower room.



Outside

At the front, the house opens onto the gravel central courtyard, which is shared with the other farm properties and provides plenty of parking and turning space. A detached carport provides additional parking. The garden is mostly to the rear and features two patio areas for al fresco dining, as well as an area of lawn and borders filled with various shrubs, hedgerows and natural screening for a sense of peace and privacy. There is also a detached stable, which is ideal for use as a store, or could be converted into a home office or studio.

Location

The property lies just outside the small but charming village of Kimpton in Hertfordshire, which is 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.



Distances

- Harpenden 6 miles
- Luton 7.7 miles
- London Luton Airport 10 miles
- St Albans 8.4 miles
- Central London 30 miles

Nearby Stations

- Harpenden

Key Locations

- St Albans Cathedral
- Hatfield House
- Chesfield Downs (Golf Course)
- Oughtonhead Common (Nature Reserve)
- Barton Hills NNR (Nature Reserve)
- Sundon Hills Country Park
- Luton Hoo Estate

Nearby Schools

- Kimpton Primary School
- Kimpton Middle School
- St Paul's Walden Primary School
- Sauncey Wood Primary School
- Katherine Warrington School
- Sir John Lawes
- St George's Schools
- Katherine Warrington
- The King's
- Aldwickbury
- St Hilda's





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Floorplans

Main House internal area 2,478 sq ft (230 sq m)
 Carport internal area 172 sq ft (16 sq m)
 Stable internal area 126 sq ft (12 sq m)
 Total internal area 2,776 sq ft (258 sq m)
 For identification purposes only.

Directions

SG4 8HB

what3words: ///blame.join.slick - brings you to the driveway

General

Local Authority: North Hertfordshire District Council

Services: Mains electricity, Airsource central heating and water. Private drainage we understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought.

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

Council Tax: TBC

EPC Rating: C

Tenure: Freehold

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

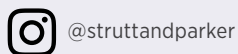
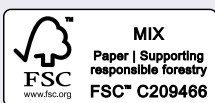
Harpenden

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