



Haybarn

Langley Lane, Langley, Hitchin,
Hertfordshire, SG4 7PS
Guide Price £1,100,000

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Dating from circa 1700, this exceptional property is part of an exclusive development of beautifully converted farm buildings.

A superb grade II listed barn conversion occupying a wonderful plot in the sought after hamlet of Langley. Set behind gates, Haybarn is presented in stunning condition throughout and offers a seamless blend of modern contemporary living along with exposed wooden beams, vaulted ceilings, and period features adding to the property's unique character. The ground floor features wonderful open plan living with fabulous vaulted ceiling wood burner, fitted kitchen with central island and spacious living area. The ground floor also houses three of the barn's bedrooms, one with its own en-suite as well as a separate shower room. The first floor enjoys a mezzanine space overlooking the ground floor and is currently being used as an office space and door to the principle suite, which is arranged over two floors and enjoys its own dressing area with fitted wardrobes and en-suite.

To the rear of the property, a spacious patio provides the perfect setting for outdoor entertaining, leading onto a generously sized garden, predominantly laid to lawn and enhanced by mature trees. This tranquil outdoor space enjoys uninterrupted views over the stunning neighboring countryside'

Knebworth station is a short drive away serving London's Kings Cross/St Pancras in as little as 24 minutes by fast train. Other close rail links are Hitchin Station, Stevenage Station, Welwyn North Station and Welwyn Garden City Station. Stanstead and Luton airports can be reached in under an hour. Both the A1 and M25 are a short drive away.

Excellent schooling is available nearby with Codicote Primary School, St Ippolyts Primary School, Knebworth Primary School, Hitchin Girls School and Hitchin Boys School, all rated Outstanding by OFSTED. These schools, along with the independent schools of Kingshott and Sherrardswood, are all within a 5 mile radius of Haybarn.

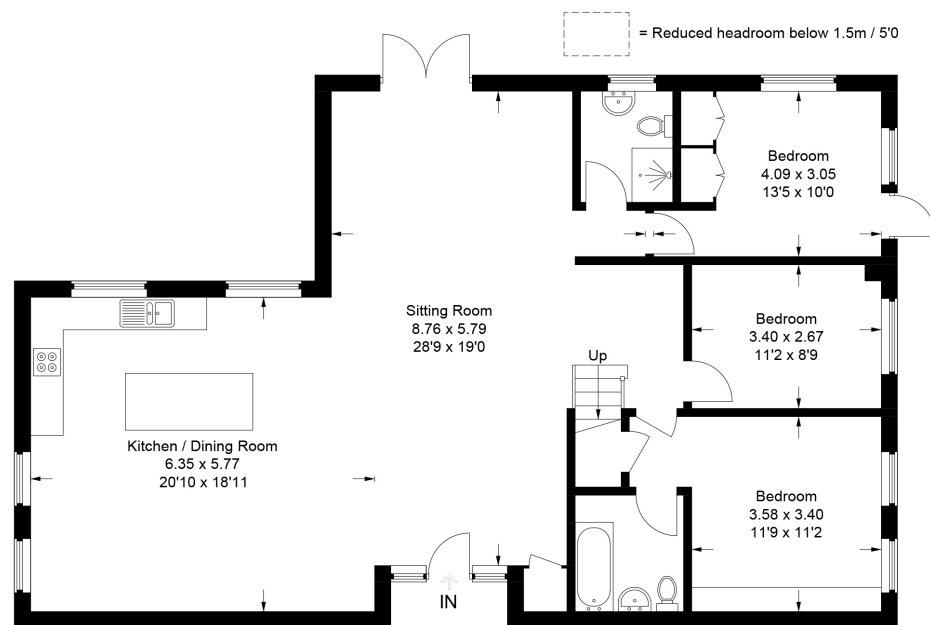
- Grade II listed
- Four bedrooms
- Three bathrooms
- Open plan living
- Private development set behind gates
- Wonderful rear garden
- Carport for two cars
- 5.9 miles, 12 mins drive to Hitchin mainline train station (as per Google Maps)
- 5.7 miles, 11 mins drive to Hitchin town centre (as per Google Maps)



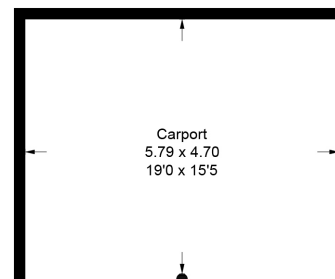




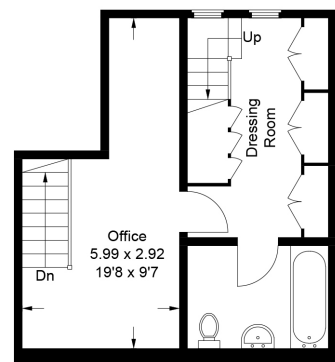
Approximate Gross Internal Area
(Excluding Carport)
Ground Floor = 127.8 sq m / 1,376 sq ft
First Floor = 30.3 sq m / 326 sq ft
Second Floor = 12.9 sq m / 139 sq ft
Total = 171.0 sq m / 1,841 sq ft



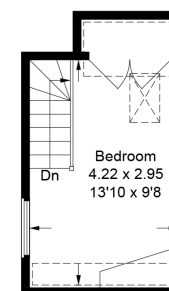
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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