



# 36a, Station Road

Lower Stondon,  
Bedfordshire, SG16 6JL  
Guide Price £1,250,000

country  
properties

This stunning four bedroom barn conversion certainly has the WOW factor and has been sympathetically extended and updated by the current owners whilst retaining its original character and charm. Offering over 3,000 square feet of modern, stylish accommodation this property is a short drive to the nearby market town of Hitchin its amenities and rail links into the city.

- No upward chain
- 24ft stylish modern kitchen/breakfast room with large peninsular island and sliding doors opening onto a beautifully landscaped rear garden
- Master bedroom with walk-in dressing room and en-suite
- Double garage with ample off road parking
- Set in the rural village of Lower Stondon and just a short commute to nearby Hitchin
- High specification & quality fittings throughout, underfloor heating to the ground floor
- Features includes high vaulted ceilings, exposed timber beams, with an extension providing a wonderfully modern twist
- Large utility room with home sauna
- Separate home office & home gym - ideal for those working from home
- Access into the city via mainline stations at Arlesey & Hitchin



## GROUND FLOOR

### Entrance

Glass façade with door opening into an impressive entrance hall.

### Entrance Hall

26' 7" (max) x 16' 4" (to bay) (8.10m x 4.98m) Large hallway with roof lantern. Open into kitchen/breakfast room. Oak steps with recessed lighting leading to inner hall. Amtico wood effect flooring with underfloor heating throughout. Door into utility room, home office, gaming room, boiler room. Partially glazed door into dining room. Opening with stairs rising to first floor accommodation and doors into bedrooms 2 & 3.

### Kitchen/Breakfast Room

24' 3" (max) x 15' 10" (max) (7.39m x 4.83m) A range of stylish wall and base units with quartz worksurface and antique glass splashbacks. Inset one & half bowl stainless steel sink with 'Quooker' hot water tap. Integrated dishwasher. Pull out recycle bins. Two slide & hide Neff ovens. Floor to ceiling separate fridge and freezer. Large island with quartz marble effect worksurface with LED lighting, and wine cooler. Induction hob with pop up extractor over. Sliding doors leading out onto the rear garden. Remote control blinds. Roof lantern. Double glazed windows to side. Amtico wood effect flooring with underfloor heating.

### Cloakroom

Suite comprising vanity wash hand basin and wc. Partially tiled walls and tiled floor with underfloor heating.

### Boiler Room

Housing boiler and underfloor heating manifold.

### Gaming Room/Home Office

13' 6" x 8' 1" (4.11m x 2.46m) Two Velux roof lights. Wood effect Amtico flooring with underfloor heating.

### Utility Room

12' 8" x 11' 4" (3.86m x 3.45m) A range of wall and base units with one & half bowl sink with drainer and mixer tap over. Space for washing machine and tumble dryer. Sauna - to remain if required.

### Dining Room

18' 5" x 12' 11" (5.61m x 3.94m) Exposed beams. Bi-folding doors opening onto decked area with glass balustrade and steps leading down to the rear garden. Opening to living room. Stairs rising to first floor.

### Living Room

18' 5" x 11' 4" (5.61m x 3.45m) Feature fireplace with wood burning stove. Exposed beams. Windows to side and rear. Velux roof window. Oak panel door to:



## Porch

Original front door. Radiator. Tiled flooring.

## Bedroom 4

11' 10" x 1' 11" (3.61m x 0.58m) Double glazed window to rear. Underfloor heating. Door into:

### En-Suite Shower Room

Suite comprising wc, vanity wash hand basin and double shower cubicle with rainfall shower. Demisting wall mirror. Heated towel rail. Partially tiled walls and tiled flooring.

## Bedroom 3

16' 6" (max) x 12' 3" (max) (5.03m x 3.73m) Double glazed window to front. Underfloor heating. Understairs storage cupboard. Door into:

### En-Suite Bathroom

Suite comprising 'P' shaped panel enclosed bath with rainfall shower over and glass side screen, wc, vanity wash hand basin. Demisting wall mirror. Tiled marble effect flooring. Heated towel rail. Vaulted ceiling with Velux window.

## FIRST FLOOR

### Landing

Stairs rising from the dining room. Glass balustrade overlooking the living room. Opening to the dressing room.



## Dressing Room

Velux window to rear. Exposed beams. Radiator. A range of fitted wardrobes. Access to loft space. Step down to:

## Bedroom 2

11' 4" x 10' 3" (3.45m x 3.12m) Velux roof window. Radiator. Oak door into:

## En-Suite Bathroom

Four piece suite comprising free standing bath, wc, vanity wash hand basin and shower cubicle. Tiled flooring. Heated towel rail. Airing cupboard housing hot water tank and back up immersion heater. Two Velux roof windows to rear.

## Landing

Door into:

## Bedroom 1

12' 4" (min) x 12' 4" (min) (3.76m x 3.76m) A range of 'Sharps' wardrobes plus further built in wardrobe. Four Velux windows to the side. Contemporary radiator. Door into:

## En-Suite Shower Room

Suite comprising wall hung wc, large double shower cubicle with rainfall shower and shower attachment and vanity wash hand basin. Marble effect wall and floor tiling with underfloor heating. Heated towel rail. Two Velux windows to side.

## OUTSIDE

## Gym

16' 6" x 14' 1" (5.03m x 4.29m) Two double glazed French doors. Amtico flooring. Contemporary radiator. Floor to ceiling mirrors to one wall. Boarded vaulted loft space. Oak door providing access to:

## Double Garage

15' 8" x 15' 0" (4.78m x 4.57m) Electric up & over door with power & automatic lighting. Electric car charging point.

## Garden

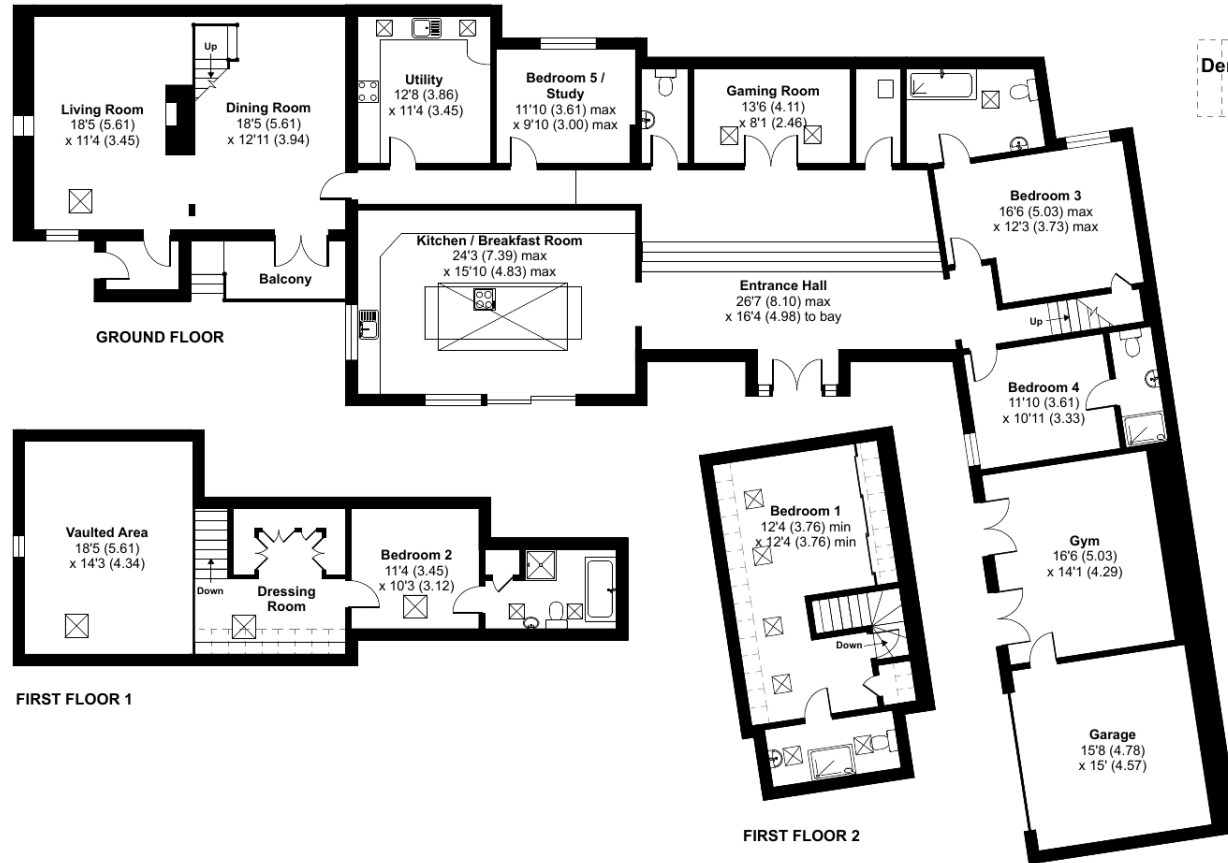
Accessed via remote control gated access opening onto the resin driveway providing off road parking for 5 cars. Garden enclosed with hedging and laid to lawn with porcelain patio area with steps leading up to the original front door.



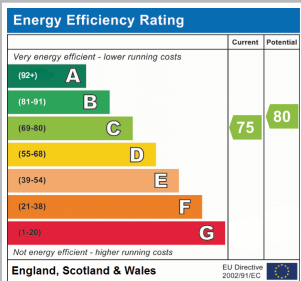


Approximate Area = 3111 sq ft / 289 sq m (excludes vaulted area)  
 Limited Use Area(s) = 85 sq ft / 7.9 sq m  
 Gym / Garage = 534 sq ft / 49.6 sq m  
 Total = 3730 sq ft / 346.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Country Properties. REF: 1079218



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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: [shefford@country-properties.co.uk](mailto:shefford@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties