



# The Stables

Park Farm Barns, Hockliffe Road, Tebworth,  
Bedfordshire, LU7 9QA

**Guide Price £775,000**

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properties

This stunning Grade II Listed barn conversion is set within an exclusive development with electric gated access, and offers a blend of character features with contemporary styling. Mainly laid to lawn, the extensive garden extends to 144ft x 88ft (at widest points) with post and rail fencing making the most of the 'borrowed landscape' of the neighbouring paddock land. The beautifully presented accommodation features a wonderful kitchen/breakfast room, complete with Aga electric range oven, open plan to the dual aspect dining/family room with bi-fold doors to garden, providing the perfect space for the family to gather, dine and entertain. In addition there is a 22ft dual aspect living room with log burning stove and French doors to rear, useful utility, cloakroom/WC and study/boot room. The first floor offers three double bedrooms, all having the benefit of fitted storage with the principal bedroom having en-suite facilities. A four piece family bath/shower room with traditional style suite including roll top bath completes the accommodation. Parking is provided both to the front of the property (with electric vehicle charging point) and in front of the double garage with twin electric doors. Improvements in the past year include refurbished oak flooring to ground floor and renewed flooring to first floor (where stated). Whilst enjoying the slower pace of semi-rural village living, convenient commuter links offer the best of both worlds with rail stations at Harlington (4 miles) and Leighton Buzzard (5.9 miles) providing a direct service to the capital from 30 minutes, plus road links via the A5: 0.7 miles and M1(J12): 2.7 miles. EPC Rating: D.



- Delightful views over paddock land
- Generous rear garden 144ft x 88ft (at widest points)
- 22ft dual aspect living room with log burning stove
- 21ft fitted kitchen/breakfast room, complete with Aga electric range oven
- Dual aspect dining/family room with bi-fold doors to garden
- Useful utility, cloakroom/WC and study/boot room
- Three double bedrooms (all with fitted storage)
- En-suite shower room to principal bedroom, plus four piece family bath/shower room
- Double garage with twin electric doors
- Off road parking to front of property (with EVCP) and in front of garage

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque glazed insert. Radiator. Refurbished oak flooring. Staircase to first floor landing with recently replaced carpet and built-in storage cupboard beneath. Wall light points. Doors to kitchen/breakfast room, dining/family room, study/boot room and cloakroom/WC. Open access to:

### LIVING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear with matching sidelights. Feature brick-built fireplace housing log burning stove. Feature exposed wall timbers. Radiator. Wall light points. Refurbished oak flooring.

### DINING/FAMILY ROOM

Dual aspect via two double glazed windows to rear and double glazed bi-fold doors to side leading to garden. Part vaulted ceiling. Radiator. Stone floor tiling with underfloor heating. Door to utility. Open access to:

### KITCHEN/BREAKFAST ROOM

Two double glazed windows to rear aspect. Fitted with a range of base, wall mounted, and larder units with work surface areas incorporating double butler style sink with mixer tap and routed drainer, extending to create a peninsula breakfast bar. Aga electric range oven. Integrated dishwasher. American style fridge/freezer. Feature exposed timbers. Recessed spotlighting to ceiling. Radiator. Stone floor tiling with underfloor heating.

### UTILITY

Wooden work surface area incorporating butler style sink with mixer tap and tiled splashback, storage cupboard and shelving beneath, and exposed brick canopy above. Space for washing machine and tumble dryer. Oil fired boiler. Stone floor tiling. Radiator. Recessed spotlighting to ceiling. Double glazed door to side aspect.

### CLOAKROOM/WC

Two piece suite comprising: Low level WC and wall mounted wash hand basin with tiled splashback. Radiator. Refurbished oak flooring. Extractor fan. Recessed spotlighting to ceiling.

### STUDY/BOOT ROOM

Fitted shelving. Radiator. Refurbished oak flooring. Recessed spotlighting to ceiling.



## FIRST FLOOR

### LANDING

Feature exposed wall timbers. Two hatches to roof void. Radiator. Built-in airing cupboard. Recently replaced carpet. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to side aspect. Built-in wardrobes. Feature exposed wall timbers. Hatch to roof void. Radiator. Recently replaced carpet. Door to:

### EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle, low level WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Extractor fan. Recessed spotlighting to ceiling. Recently renewed tile effect flooring.

### BEDROOM 2

Double glazed window to front aspect. Two double glazed skylights. Feature exposed wall timbers. Fitted wardrobes and drawer unit. Radiator. Recently replaced carpet.

### BEDROOM 3

Double glazed skylight. Feature exposed beams. Radiator. Built-in storage cupboards. Recently replaced carpet.



## FAMILY BATH/SHOWER ROOM

Double glazed skylight. Four piece suite comprising: Free standing, roll top bath with mixer tap/shower attachment, shower cubicle, low level WC and pedestal wash hand basin. Tiled splashbacks. Heated towel rail. Feature exposed wall timbers. Extractor fan. Recessed spotlighting to ceiling. Recently renewed tile effect flooring.

## OUTSIDE

### GARDENS

The delightful garden measures approx. 144' x 88' (43.89m x 26.82m) at the widest points - Individual areas approx. 88' x 88' (26.82m x 26.82m) and 63' x 56' (19.20m x 17.07m). Bi-fold doors lead from the dining/family room to a large paved patio area which extends around the property, providing ample space for relaxing and al fresco dining. Extensive lawned area. Mature trees. Garden shed. Enclosed by post and rail fencing to enhance the view over neighbouring paddock land, panelled fencing and hedging.

### DOUBLE GARAGE

Twin electric doors. Power and light.

## OFF ROAD PARKING

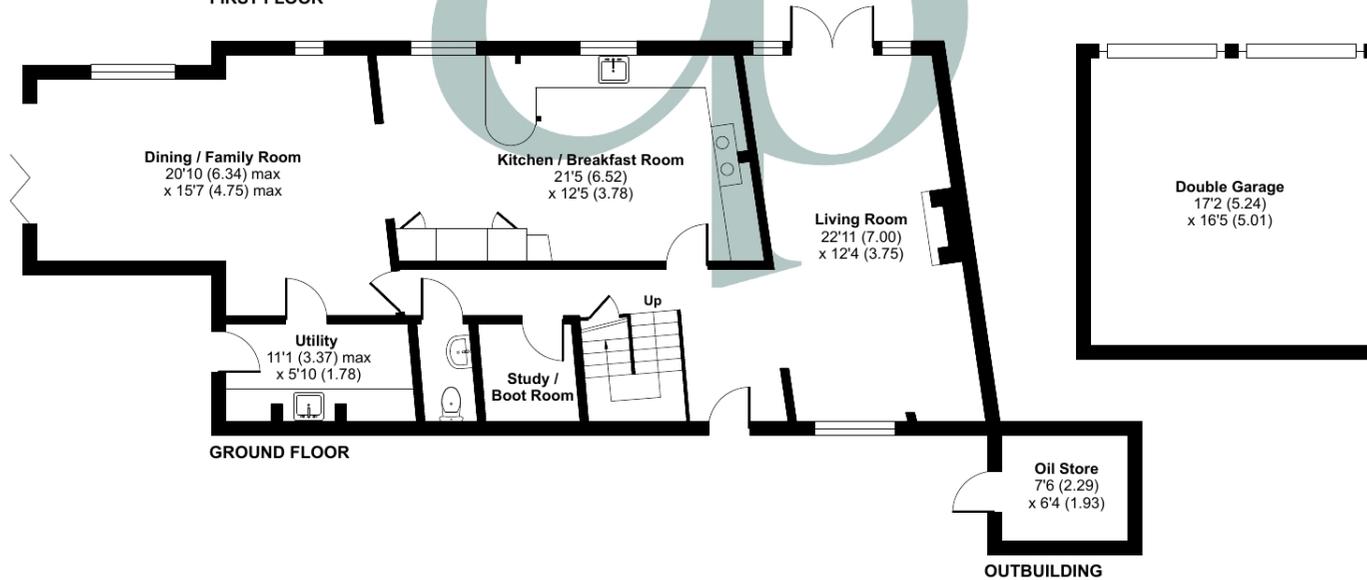
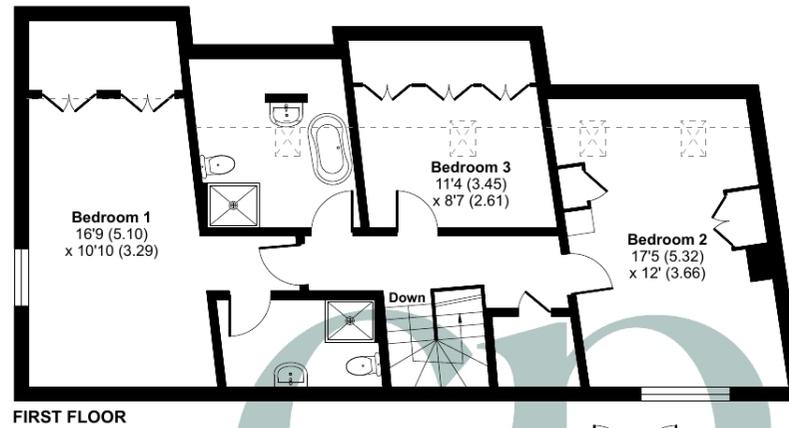
Off road parking for two vehicles in front of double garage. Gravelled frontage providing additional parking with electric vehicle charging point (plus wooden store housing oil tank).

Current Council Tax Band: G.

Estate/Management Charge: £30 per month (£360 per annum). TBC.







Approximate Area = 1773 sq ft / 164.7 sq m  
 Limited Use Area(s) = 160 sq ft / 14.8 sq m  
 Garage = 287 sq ft / 26.6 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 2268 sq ft / 210.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1325454

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: [flitwick@country-properties.co.uk](mailto:flitwick@country-properties.co.uk)

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

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