



# The Granary

Mayfield Crescent, Lower Stondon,  
Bedfordshire, SG16 6LZ

O.I.E.O £900,000

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properties



This outstanding converted barn is part of an exclusive collection of 6 beautifully designed barns nestled on the Bedfordshire Hertfordshire border and accessed via a gated private driveway. This exquisite home offers breath taking panoramic far reaching views over open farmland with countryside walks right on your doorstep. Designed with contemporary elegance and finished to the highest standards with meticulous attention to detail this barn style home is simply stunning. Featuring a living room with vaulted ceiling and exposed beams the property has a balanced blend of both modern and character features providing a perfect combination of luxury and rural charm.

- Master bedroom with double doors onto Juliet balcony with panoramic views over open farmland
- Accessed via remote control gates onto a private driveway
- Under floor heating and radiators controllable from phone or tablet
- Oak doors, skirting boards and architraves throughout the property
- Double car port and visitor spaces provide ample off road parking
- Further potential to extend subject to any necessary consents
- Fibre broadband installed up to the property in 2021
- Water softener installed servicing the whole property





## GROUND FLOOR

### Entrance Lobby

Engineered oak flooring with underfloor heating. Full length double glazed windows. Door into:

### Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Storage cupboard housing oil fired boiler. Engineered oak flooring with underfloor heating. Doors into all bedrooms and bathroom and double doors opening into the living room.

### Living/Dining Room

22' 8" x 17' 4" (6.91m x 5.28m) Vaulted ceiling with exposed seasoned oak beams. Full length double glazed window and french doors to side patio area. Feature stone fireplace with electric fire inset. Wall lights. Engineered oak flooring with underfloor heating. Opening to:

### Kitchen

17' 2" x 12' 0" (5.23m x 3.66m) A comprehensive range of wall and base units with granite worksurfaces and upstands. Fitted Neff electric oven with plate warming drawer. Inset induction hob with illuminated cooker hood over. Integrated Neff microwave, washer/dryer, dishwasher and fridge/freezer. Inset one & half bowl sink with waste disposal and drinking water filter tap. Curved breakfast bar. Tiled flooring with underfloor heating. Vaulted ceiling and bi-folding doors opening onto the rear garden, with remote controlled shutter.

### Bedroom 2

17' 5" x 11' 11" (5.31m x 3.63m) Vaulted ceiling with exposed seasoned oak beams. Fitted wardrobes. Underfloor heating. Double glazed window to side.





### En-Suite (2)

Suite comprising double shower enclosure, vanity wash hand basin and low level wc with concealed cistern. Heated towel rail. Partially tiled walls and tiled flooring with underfloor heating. Vaulted ceiling with velux window.

### Bedroom 3

Double glazed window to side. Exposed seasoned oak beams. Underfloor heating. Fitted wardrobes.

### Bedroom 4

8' 11" x 8' 5" (2.72m x 2.57m) Double glazed window and french doors opening onto the rear garden. Underfloor heating. Fitted wardrobes.

### Bathroom

Suite comprising double ended bath with shower attachment, double shower enclosure, vanity wash hand basin and low level wc with concealed cistern. Partially tiled walls and tiled flooring with underfloor heating. Extractor fan. Chrome heated towel rail.





## FIRST FLOOR

### Landing

Velux window to rear. Door into:

### Bedroom 1

15' 5" x 12' 7" (4.70m x 3.84m) Double doors opening to Juliet balcony offering stunning far reaching countryside views. A range of fitted wardrobes. Radiator. Velux window with fitted shutters. Door into:

### En-Suite Shower Room

Suite comprising shower enclosure with rainfall shower, low level wc with concealed cistern and vanity wash hand basin. Partially tiled walls and ceramic tiled flooring with underfloor heating. Heated towel rail. Velux window to rear.

## OUTSIDE

### Front Garden

Accessed via a sweeping gated driveway leading to Mayfield Barns. Lawned area and slate border with mature shrubs, central footpath to front door with external lights and canopy over.

### Rear Garden

Overlooking open countryside with stunning far reaching views. Large southerly aspect rear garden laid mainly to lawn with paved patio area and mature shrub borders.

### Double Carport

Fully weather boarded with pitched/tiled roof with lighting, providing parking for 2 cars. Further visitor parking for 1x car.

Covered storage area opposite visitor parking bay.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



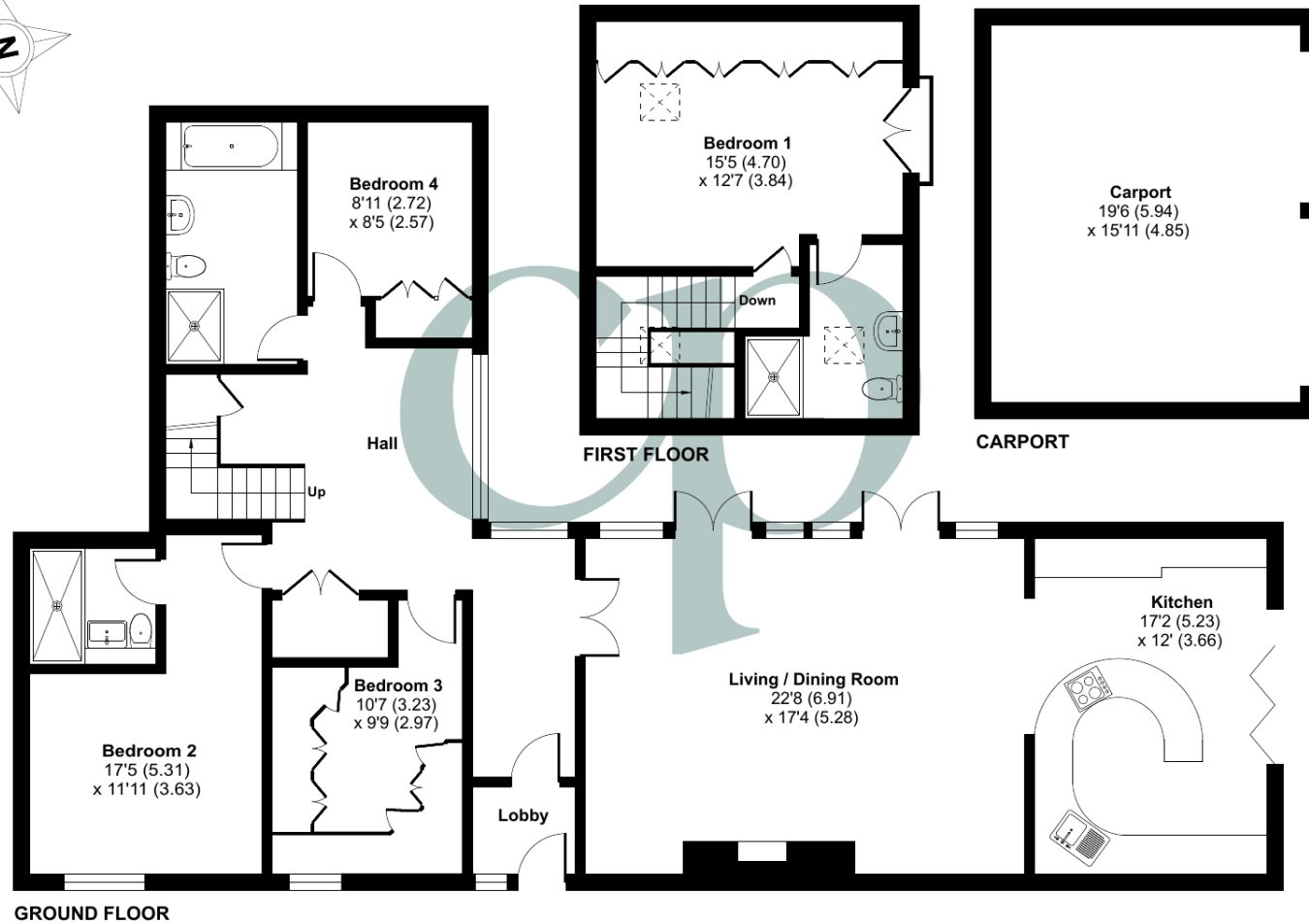




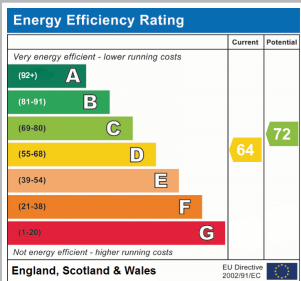


Approximate Area = 1768 sq ft / 164.2 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1133566



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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