



# The Barn, Common Farm

Luton Road, Chalton,  
Bedfordshire, LU4 9UH  
£1,400,000

country  
properties

Set on a plot of approx. 2 acres (subject to survey), this wonderful four bedroom barn conversion features an attached annexe in addition to a sizeable detached studio (former stables), providing approx. 4900 sq.ft of accommodation in all (inc. loft space). Blending character features with modern convenience, the main residence with a host of exposed beams also has the benefit of underfloor heating throughout. An impressive 27ft (max) dual aspect living/dining room leads to the fitted kitchen, there is a separate study (ideal for those working from home) and cloakroom/WC. One of the four double bedrooms is situated on the ground floor and, having the benefit of an adjacent shower room, would make a perfect guest suite. The 18ft principal bedroom with useful built-in wardrobes leads directly to an en-suite with bath and separate shower, whilst there are two further bedrooms, an en-suite shower room and family bathroom on the first floor. A hallway links directly to the two storey annexe, giving the option to integrated the space into the main dwelling or utilise as a self-contained unit. Offering contemporary open plan living and gas to radiator heating, the annexe also features two en-suite bedrooms, the principal with stunning glazed facade flooding the room with light and taking full advantage of the views across the gardens. The versatile detached studio offers fantastic additional space with the main area extending to approx. 43ft and featuring a vaulted ceiling with exposed timbers, kitchen/utility, WC and store. Gated access leads to off road parking for multiple vehicles and the generous plot beyond. With an abundance of mature trees, the grounds are mainly laid to grass/field with formal garden areas adjacent to the property. EPC Rating: C.

- Generous plot of approx. 2 acres
- Four bedroom barn conversion with attached two bedroom annexe
- Parking for numerous vehicles
- Approx. 4,900 sq.ft of accommodation (inc. studio and loft space)
- Separate studio providing a fantastic, versatile space



The Mid Bedfordshire village of Chalton lies immediately north of the Luton/Dunstable conurbation. The lower school stands in the centre of the village and accepts children between 4 and 9 and there is a traditional public house and restaurant, 'The Star.' Further shops and amenities are available within the neighbouring village of Toddington, whilst the M1:J11A (approx. 1.6 miles) and mainline rail stations at Harlington and Leagrave (each within 3.6 miles) offer convenient commuter links.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via wooden entrance door. Double glazed window. Feature exposed beams. Floor tiling. Stairs to first floor landing. Doors to living/dining room, inner hall and to:

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin. Part wood panelled walls. Floor tiling, Extractor.

### LIVING/DINING ROOM

Dual aspect double glazed windows. Feature exposed beams. Recessed spotlighting to ceiling. Floor tiling. Open access to:

### KITCHEN

Triple aspect double glazed windows. A range of base and wall mounted units with butchers block style work surface areas incorporating 1½ bowl sink with mixer tap. Wall and floor tiling. Space for oven (with extractor above), refrigerator and freezer. Cupboard housing with space for dishwasher, washing machine and tumble dryer. Wooden external door.

### INNER HALL

Feature exposed beams. Floor tiling. Recessed spotlighting to ceiling. Doors to bedroom 4 and to:

### HALL

Door to annexe entrance hall. Open access to:

### STUDY

Part double glazed exterior door with matching sidelights. Feature exposed beams. Floor tiling. Recessed spotlighting to ceiling. Door to annexe entrance hall.

### BEDROOM 4

Double glazed window. Feature exposed beams. Floor tiling. Door to:

### EN-SUITE SHOWER ROOM (4)

Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

## FIRST FLOOR

### LANDING

Exposed floorboards. Doors to three bedrooms, shower room and to:

### STORE

Feature exposed beams and floorboards. Light. Hatch to boarded loft space with power and light.

### BEDROOM 1

Double glazed window. Feature exposed beams. Exposed floorboards. Two built-in double wardrobes. Door to:

### EN-SUITE BATH/SHOWER ROOM (1)

Double glazed window. Four piece suite comprising: Bath, shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Built-in storage.

### BEDROOM 2

Double glazed window. Feature exposed beams. Exposed floorboards. Door to:

### EN-SUITE SHOWER ROOM (2)

Double glazed window. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.



### BEDROOM 3

Double glazed window. Feature exposed beams. Exposed floorboards. Built-in storage.

### FAMILY BATHROOM

Double glazed window. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

### ANNEXE GROUND FLOOR

#### ANNEXE ENTRANCE HALL

Accessed via composite entrance door with double glazed insert and sidelight. Radiator. Engineered wood flooring. Wall mounted fuse box. Open access to kitchen/dining room. Doors to hall (within main residence) and to:

#### ANNEXE CLOAKROOM/WC

Opaque double glazed window. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

### ANNEXE KITCHEN/DINING ROOM

Dual aspect double glazed windows. A range of base and wall mounted units with butchers block style work surface areas incorporating butler style sink. Space for oven (with extractor above) and fridge/freezer. Integrated dishwasher. Cupboard housing with space for washing machine. Wall and floor tiling. Part engineered wood flooring. Recessed spotlighting to ceiling. Open access to:

#### ANNEXE LIVING ROOM

Triple aspect via double glazed windows and French doors with matching sidelights. Three radiators. Engineered wood flooring. Stairs to first floor landing.

### ANNEXE FIRST FLOOR

#### ANNEXE LANDING

Built-in cupboard. Doors to both bedrooms.

#### ANNEXE BEDROOM 1

Dual aspect with feature double glazed facade. Vaulted ceiling. Two radiators. Walk-in cupboard with recessed spotlighting. Door to:

#### ANNEXE EN-SUITE BATH/SHOWER ROOM

Opaque double glazed window. Four piece suite comprising: Free-standing bath with wall mounted mixer tap, corner shower cubicle with wall mounted shower unit, close coupled WC and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail.





## ANNEXE BEDROOM 2

Double glazed window. Radiator. Built-in cupboard housing boiler. Hatch to roof void. Door to:

## ANNEXE EN-SUITE (2)

Opaque double glazed window. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Part wood panelled wall. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

## STUDIO

### ENTRANCE

Via wooden stable style door to:

### STUDIO ROOM

Double glazed windows. Vaulted ceiling with exposed beams and double glazed skylights. Exposed brick and beam wall. Three radiators. Floor tiling. Wall mounted boiler. Open access to kitchen. Door to:

### WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor.

### KITCHEN/UTILITY ROOM

Double glazed window. Stainless steel sink with mixer tap. Free-standing shelving units. Wall and floor tiling. Radiator. Extractor. Recessed spotlighting to ceiling with hatch to roof void. Door to:

## STORE ROOM

Wooden stable style external door. Radiator. Floor tiling. Power and light.

## OUTSIDE

### GROUNDS

The established grounds offer formal garden areas laid to gravel and decorative slate chippings with water feature, outside lighting, cold water tap and power point. Brick-built open-fronted store. The remainder is mainly laid to grass/field with an abundance of mature trees and shrubs.

### OFF ROAD PARKING

A shared driveway leads to gated access to gravelled off road parking, with second gated access to further parking and grounds beyond.

Current Council Tax Band: G.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





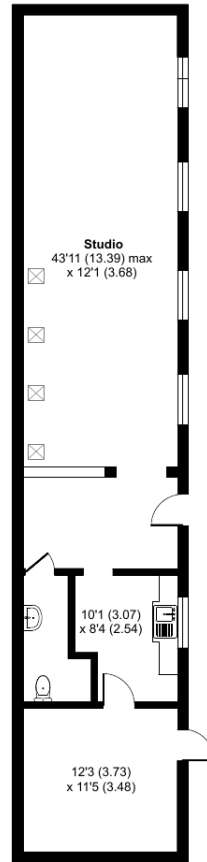




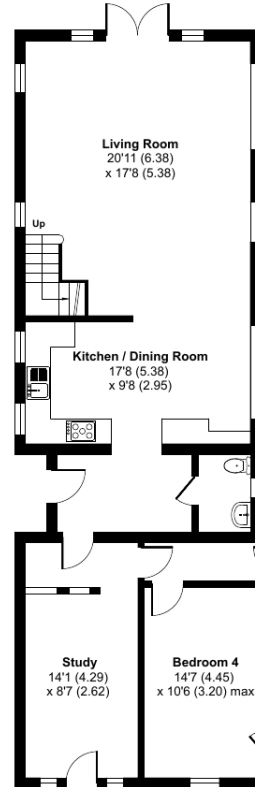
Approximate Area = 3673 sq ft / 341.2 sq m  
 Limited Use Area(s) = 443 sq ft / 41.2 sq m  
 Outbuilding = 814 sq ft / 75.6 sq m  
 Total = 4930 sq ft / 458 sq m

For identification only - Not to scale

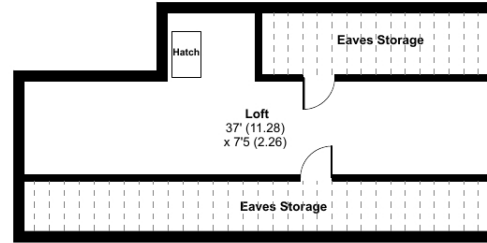
Denotes restricted head height



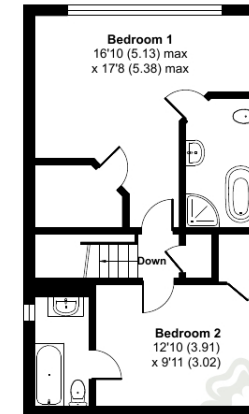
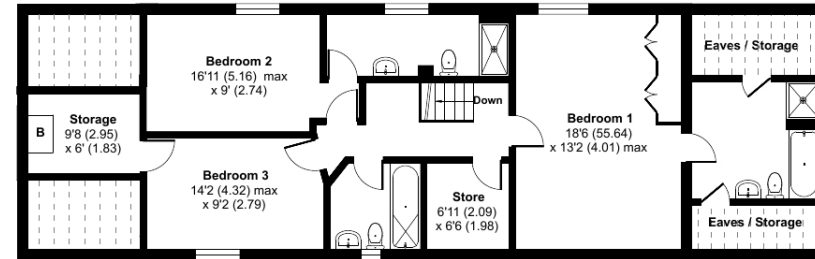
OUTBUILDING



GROUND FLOOR



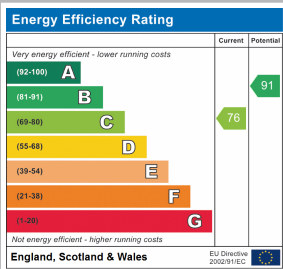
FIRST FLOOR 1



FIRST FLOOR 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Country Properties. REF: 968883



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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