



Great Billington Barn  
Great Billington | Bedfordshire

FINE & COUNTRY





# Great Billington Barn

Great Billington | Stanbridge Road | Bedfordshire | LU7 9JH

A substantial 16th Century five bedroom detached barn conversion with over 3,600 sq. ft. of flexible family accommodation, a detached two bedroom annexe, heated swimming pool, stabling and paddocks within just under 4.5 acres located in the Bedfordshire village of Great Billington.

Converted in the 1990s, Great Billington Barn and has been recently refurbished to a high standard by the current owner, whilst retaining many character features, such as exposed vaulted beamed ceilings, stone floors, and an inglenook fireplace. On entering this delightful barn, double doors open to the reception hall which provides access to the living/dining room, open plan kitchen/dining room and a galleried landing/home office leading to the master en suite, complete with a walk-in-wardrobe. One feature is the impressive high vaulted living/dining room reaching 31ft. in length with an imposing brick built inglenook fireplace and views onto the private paved terrace with a heated swimming pool. The open plan kitchen/dining room is fitted with a range of Shaker style units with granite work surfaces and a central island breakfast bar. The rear of the kitchen/dining room leads to an inner hallway and gives access to the separate utility room and cloakroom. Adjacent to the inner hallway is a double bedroom, and access leading to a further three double bedrooms and a refitted shower room. The four double bedrooms all overlook the private terrace and swimming pool, whilst the guest bedroom also benefits from a built in wardrobe and en suite shower room.

Great Billington Barn is approached via a gravel driveway that provides off road parking for multiple vehicles, and access to a shared side gate between the neighbouring residents. To the rear is a heated swimming pool with a semi-automatic safety cover which is centrally set within a split-level paved courtyard terrace and a refurbished Breeze house beyond the swimming pool creating an ideal space to relax and unwind or to enjoy al-fresco dining with friends and family. Adjacent to the swimming pool, steps rise to an elevated terrace and leads to a detached two bedroom annexe that overlooks the pool area. The annexe provides excellent versatile living for multi generational living, providing a spacious living area with a refitted separate kitchen, bathroom, and two double bedrooms with double doors to the terrace. Beyond the annexe, the terrace area leads to the formal garden which is laid to lawn. The grounds of Great Billington Barn measures circa. 4.36 acres and includes four paddocks that measure approximately 3.5 acres with automatic water drinkers, and five newly built 12ft. x 12ft. stables, four of which with light and power connected. The perimeter of the paddocks is enclosed by new stock fencing with one paddock fitted with deer fencing and fox proof electric fencing. There are also two large duck ponds/poultry pens beneath bespoke net tops, and surrounded by electric fox fencing, and provides a suitable area for swans, poultry, and waterfowl. At the rear of Great Billington Barn is a tree lined avenue that provides off road access for horse boxes and other larger vehicles along a track which is accessed from Stanbridge Road.

The hamlet of Great Billington is a civil parish in Bedfordshire approximately 3 miles south of Leighton Buzzard. Within this parish, there are the hamlets of Little Billington and Great Billington. At the centre of Great Billington stands a small parish church atop of Billington Hill. An extensive range of shopping, recreation, schooling, and leisure facilities are available in the nearby towns of Leighton Buzzard (3 miles), Dunstable (6 miles), Aylesbury (11 miles) and Milton Keynes (15 miles). The M1 Junction 11a is approximately 7.3 miles and within easy reach of Luton Airport, making it ideal for those who need to travel further afield. Leighton Buzzard railway station is approximately 3.2 miles which provides an efficient and direct link to London Euston in 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.





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- Impressive 16th Century Detached Barn Conversion
- Many Original Character Features Throughout
- Nearly 4.5 Acres of Formal Grounds & Paddocks
- 3,600 sq. ft. of Versatile Living Accommodation
- Five Double Bedrooms, Two with En Suite
- High Vaulted Living/Dining Room & Inglenook Fire
- Open plan Kitchen/Dining Room & Breakfast Bar
- Detached Two Double Bedroom Annexe
- Heated Swimming Pool & Five New Stables
- Excellent Transport Links to London Nearby

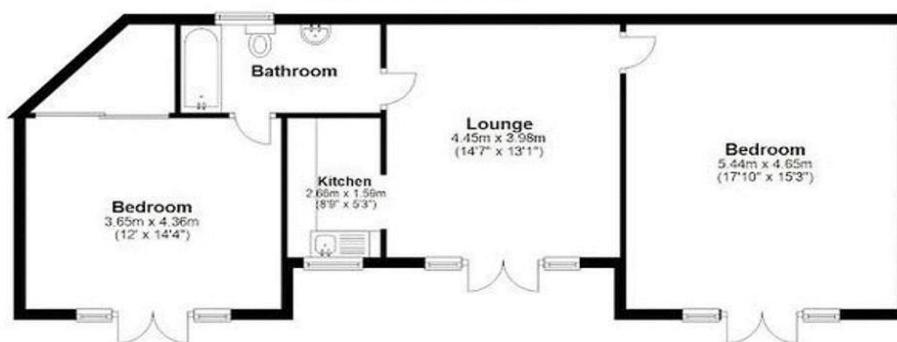
## Additional Information

- Tenure: Freehold
- The Property EPC Rating is D
- The Property is Council Tax Band G
- The Local Authority is Central Bedfordshire Council



## Detached Annexe

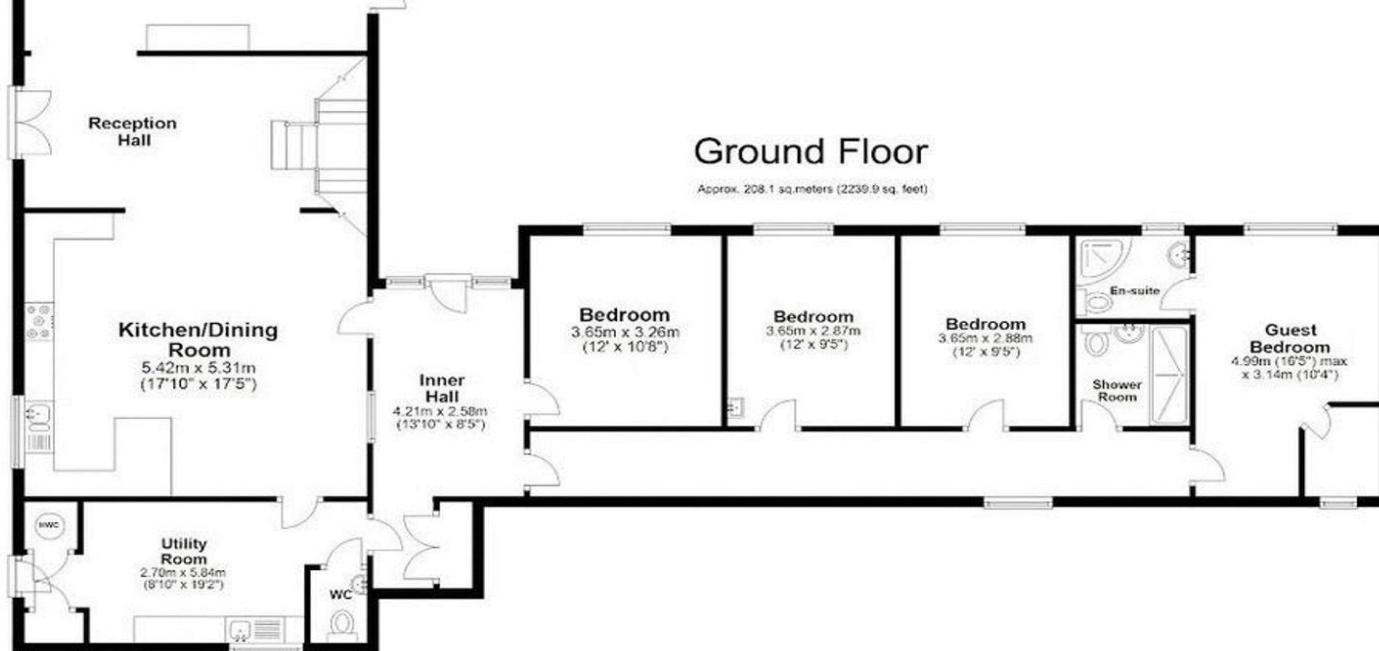
Approx. 73.6 sq.meters (792.4 sq. feet)



**Living/Dining Room**  
9.46m x 5.84m  
(31' x 19'2")

## Ground Floor

Approx. 208.1 sq.meters (2239.9 sq. feet)



**Kitchen/Dining Room**  
5.42m x 5.31m  
(17'10" x 17'5")

**Utility Room**  
2.70m x 5.84m  
(8'10" x 19'2")

**Reception Hall**

**Inner Hall**  
4.21m x 2.58m  
(13'10" x 8'5")

**Bedroom**  
3.65m x 3.26m  
(12' x 10'6")

**Bedroom**  
3.65m x 2.87m  
(12' x 9'5")

**Bedroom**  
3.65m x 2.88m  
(12' x 9'5")

**Guest Bedroom**  
4.99m (16'5") max x 3.14m (10'4")

**Shower Room**

## First Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



**Galleried Landing/Study**  
4.47m x 5.84m  
(14'8" x 19'2")

**Master Suite**  
4.47m x 3.48m  
(14'8" x 11'4")

**Walk-in Wardrobe**  
2.70m x 2.70m  
(8'10" x 8'10")

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### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point that is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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