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Swallows
Whipsnade | Bedfordshire
Guide Price £575,000

Swallows
2 Hill Farm Barns
Whipsnade
Bedfordshire
LU6 2LN

A modern two bedroom barn conversion with open plan living set within a private development and situated in the picturesque village of Whipsnade, offered for sale with no onward chain.

Swallows offers a light and airy accommodation with modern finishes including an energy efficient air source heat pump system, with zoned underfloor heating throughout. This barn conversion features a spacious open plan kitchen/living room which boasts a high vaulted ceiling with exposed brickwork and beams. Access via the entrance hall is a mezzanine floor that overlooks the open plan kitchen/living room, whilst offering an ideal space for a home office, library, or additional living space. Off the entrance hall is the family bathroom which includes a panelled bath and a separate shower cubicle. The entrance hall also serves access to the two double bedrooms which overlooks the private rear garden.

The private development of Hill Farm Barns provides allocated parking for one vehicle behind electric gated access for the residents, and a gravelled courtyard to the front of the property providing additional parking for one vehicle. Access from the open plan kitchen/living room leads onto a private south facing garden. A patio area off the kitchen provides a tranquil space to relax and unwind, or a perfect setting to entertain. The garden itself is laid to lawn with fenced boundaries with gated access leading to the allocated resident parking.

Hill Farm Barns is a private development of just six individual and modern barn conversions, and is situated in the picturesque village of Whipsnade, which is located in the beautiful South Bedfordshire countryside, on the eastern edge of the Chiltern Hills. The surrounding area boasts stunning natural scenery, with attractions such as Whipsnade Zoo, The Tree Cathedral and Dunstable Downs all located nearby. The nearby market town of Tring offers local shopping facilities, while more extensive amenities can be found in nearby towns such as Berkhamsted and Harpenden. Whipsnade is also well positioned for access to London, with the M1 Junction 9 approximately 6 miles away. There are also efficient train links to London available from either Berkhamsted and Harpenden, which take under 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.



- Barn Conversion in a Private Development
- Exposed Character Features & Modern Finishes
- Open Plan & High Vaulted Kitchen/Living Room
- Mezzanine Floor Home Office/Additional Reception
- Two Double Bedrooms
- Four Piece Suite Family Bathroom
- Private South Facing Rear Garden
- Allocated Parking for Two Vehicles
- Scenic Countryside Nearby
- Excellent Transport Links to London

Additional Information

- Air Source Heat Pump System, Mains Water, Electricity
- Tenure: Freehold
- Communal Management Charge: £60 Per Month
- The Property is Council Tax Band D
- The Local Authority is Central Bedfordshire Council

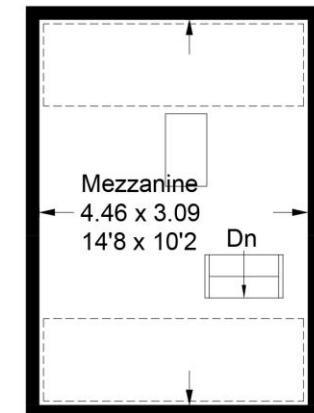
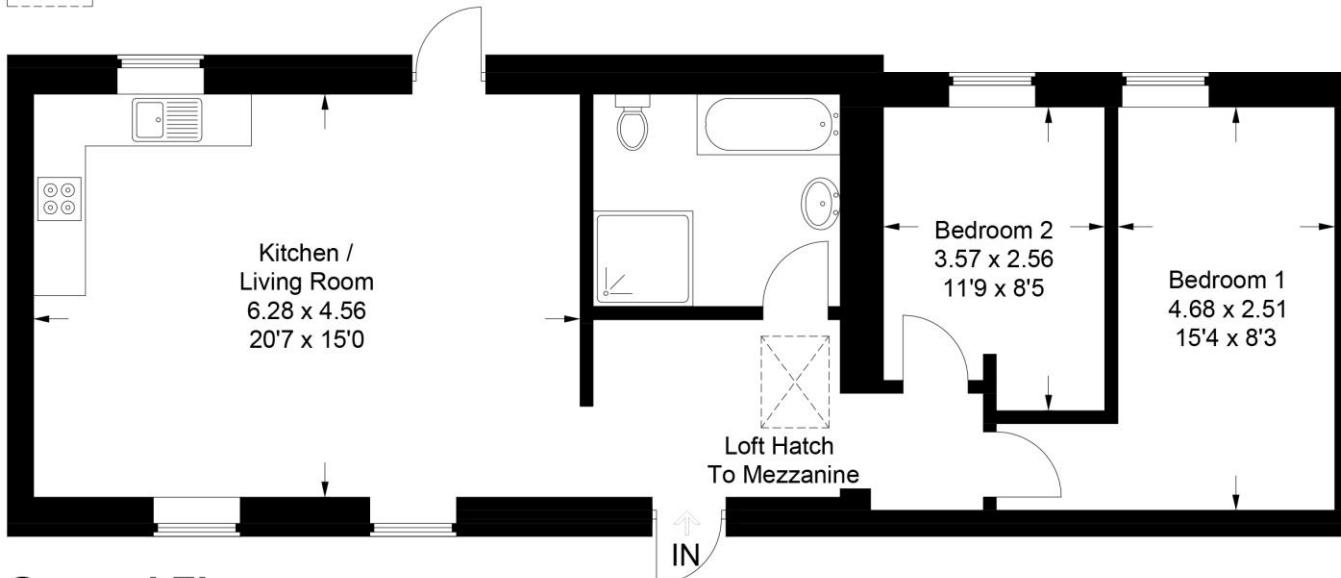
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Approximate Gross Internal Area
 Ground Floor = 70.2 sq m / 756 sq ft
 Mezzanine = 13.8 sq m / 148 sq ft
 Total = 84.0 sq m / 904 sq ft



= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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