





# Haycroft

## 5 Hill Farm Barns

### Whipsnade

### Bedfordshire

### LU6 2LN

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

Haycroft offers a light and airy accommodation with modern finishes including an energy efficient air source heat pump system, with zoned underfloor heating throughout. This delightful character style 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 as 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, as well as ladder access rising to a sizeable attic room which provides potential to create a third bedroom or additional living space.

The private development of Hill Farm Barns provides allocated parking for three vehicles. The first is adjacent to the main entrance located within a spacious gravelled courtyard, a second occupies a private driveway to the side of the property which also provides access to the bin storage area, with a third situated behind the development beyond electric gates. From the driveway, a second entrance is accessed via a pathway bordered by mature hedging and lawn. Access via the main entrance hall leads out onto the private courtyard of Hill Farm Barns with a designated patio area that creates an ideal space to relax and unwind whilst enjoying a tranquil environment.

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 for those who enjoy scenic walks. 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.





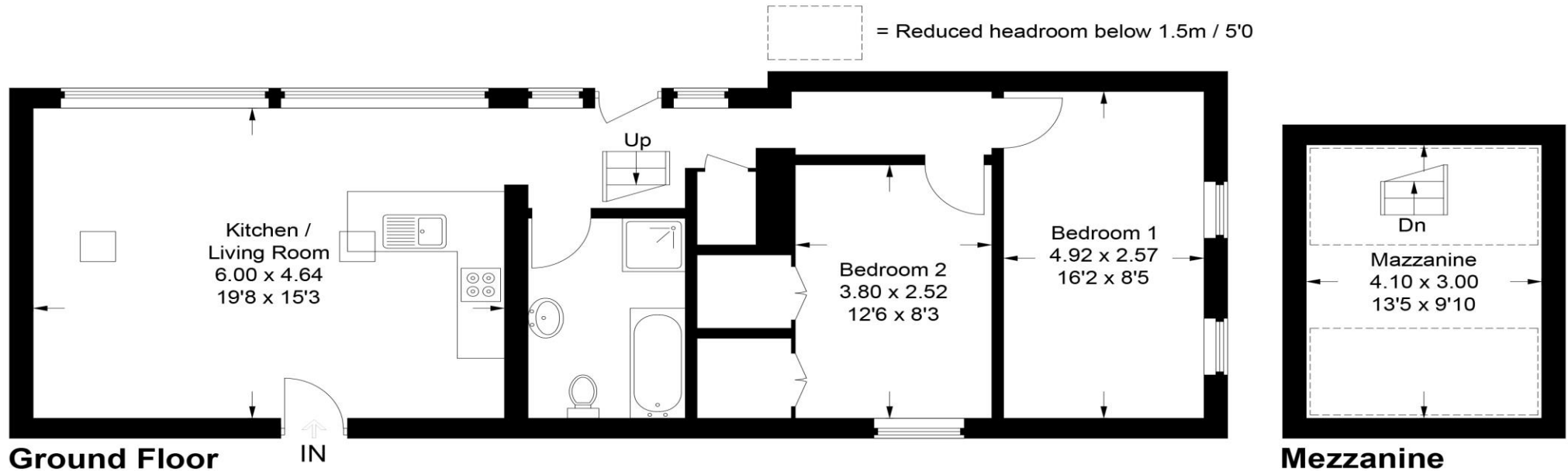
- No Onward Chain
- Barn Conversion in a Private Development
- Exposed Character Features & Modern Finishes
- Open Plan & High Vaulted Kitchen/Living Room
- Mezzanine Floor Home Office/Additional Reception
- Two Double Bedrooms
- Four Piece Suite Family Bathroom
- Allocated Parking for Two Vehicles
- Surrounded by Scenic Open Countryside
- Excellent Transport Links to London Nearby

#### Additional Information

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



Approximate Gross Internal Area  
 Ground Floor = 70.8 sq m / 762 sq ft  
 Mezzanine = 12.3 sq m / 132 sq ft  
 Total = 83.1 sq m / 894 sq ft



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.  
 © CJ Property Marketing Ltd Produced for Fine & Country

**Tel: 01582 793116 | 01525 222333**

**Fine & Country Redbourn & Edlesborough**

51 High Street, Redbourn, St. Albans, AL3 7LW

65 Moor End, Edlesborough, Buckinghamshire, LU6 2HN

redbourn@fineandcountry.com | edlesborough@fineandcountry.com

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

**fineandcountry.com**