



**The Granary, Cryers Hill Road, Cryers Hill, Buckinghamshire, HP15 6LL**

*Looking for a country property that is eye catching and unique, then this rare and beautiful barn conversion that oozes character, charm and set within three quarters of an acre could be for you. Located in the Hamlet of Cryers Hill, surrounded by beautiful gardens and countryside, which are part of an Area Of Outstanding Natural Beauty.*

Located In The Hamlet of Cryers Hill | Barn Conversion Set In Three Quarters Of An Acre | The Original Granary Dates Back To 1750 | Long Shingled Driveway | Gardens Surround The Property | Entrance Hallway | Open Plan Kitchen With Bi-Folds | Utility Room | Vaulted Ceiling Living/Dining Room | Four/Five Bedrooms Flexible Accommodation | Two Family Bathrooms And En-suite | Gallery Landing | Garage And Outbuildings | Gas Central Heating |

A beautiful barn conversion that includes the original structure of the Granary, dating back to around 1750, adding character and a sense of history, which allows the owners of this wonderful property to appreciate and showcase the craftsmanship of earlier times. The main barn is distinctively beamed throughout, offering a unique blend of historical charm and modern living with the exposed beams, lofty ceilings and overall, more than 2600 square feet of property. There are three bedrooms to the first floor and two on the ground, currently used as a family room and office/study. The ground floor has been cleverly modelled to provide a lovely open plan fitted kitchen with range cooker and eating area with bi-folds to the front garden and French doors opening to the rear courtyard garden, plus a separate utility room. Then flowing through to the living room with its high ceiling, feature fireplace with log burner and gallery landing, which makes for an ideal reading/study area. The principal bedroom benefits from a walk-in wardrobe and en-suite and there are two further bedrooms (one on each floor). Externally, the property has all the hallmarks of a classic barn conversion with a long shingled driveway, beautiful surrounding gardens and country views. There are several outbuildings including a garage, two sheds, a wood store and of course The Granary itself, which makes an ideal external office.

**Price... £1,150,000**

Freehold

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) <b>A</b>	
<small>Energy efficient</small> (81-91) <b>B</b>	
<small>Decent</small> (69-80) <b>C</b>	
<small>Some energy efficiency improvements needed</small> (55-68) <b>D</b>	
<small>Energy efficiency improvements needed</small> (39-54) <b>E</b>	
<small>Low energy efficiency - higher running costs</small> (13-38) <b>F</b>	
<small>Very low energy efficiency - highest running costs</small> (1-12) <b>G</b>	
	84
59	

England & Wales EU Directive 2002/91/EC  
www.epc4u.com



## LOCATION

Part of the well regarded Hamlet of Cryers Hill.... The popular Great Kingshill School is just a short walk away.... Catchment for the excellent Grammar Schools.... The local convenience store/post office a short walk away.... Extensive range of shops in near-by Hazlemere.... High Wycombe Shopping Centre a short drive away which includes a cinema and restaurants.... Buses connecting High Wycombe (3 miles) and Great Missenden (3.5 miles) pass close by and both towns provide London trains, the former a 25 minute service to Marylebone.... Amersham (7 miles) provides an Underground Station (Metropolitan Line).... Two M40 access points are 10/15 minutes' drive.... Large expanses of open countryside are on the doorstep....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road and at the mini roundabout turn left into Western Dene. Follow the road along, as it becomes Brimmers Hill, continuing as the road changes into North Road. At the Grange Road crossroads, turn right into Cryers Hill Lane and continue to the end of the road and at the junction turn right onto Cryers Hill Road. Continue along and the property can be found a short distance on the left hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

D

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



# The Granary

Approximate Gross Internal Area  
Ground Floor = 130.9 sq m / 1,409 sq ft  
First Floor = 79.2 sq m / 852 sq ft  
Outbuildings = 46.6 sq m / 502 sq ft  
Total = 256.7 sq m / 2,763 sq ft  
(Including Eaves / Excluding Void)



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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The **wye** Partnership