



Manor Barn
Newton Blossomville
Buckinghamshire



**Jackson-Stops
& Staff**





Buckinghamshire Manor Barn, Newton Blossomville

Olney 4.5 miles. Bedford 8 miles. Milton Keynes 11 miles. Northampton 13 miles. London 55 miles.

**A stunning contemporary barn conversion enjoying
a wonderful rural outlook over the Ouse Valley.**

Reception hall/sitting room. Drawing room. Dining room. Study.
Kitchen/breakfast/family room. Cloakroom. Utility room.
Five bedrooms (four en suite). Family bathroom.
Detached one bedroom cottage. Garaging for four vehicles.
Private courtyard. Landscaped garden.

In all approximately one acre

For sale by private treaty



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Manor Barn, The Rickyard, Newton Blossomville, MK43 8AF

Directions:- From Milton Keynes and Junction 14 of the M1 take the A509 towards Newport Pagnell. Then take the A509, signed to Olney and Bedford. Continue in the direction of Olney, and on reaching Emberton turn right via Clifton Reynes to Newton Blossomville. Manor Barn will be found in the middle of the village on the left hand side.

Newton Blossomville is a very pretty village in a designated Area of Attractive Landscape which stands on the boundary between Bedfordshire and Buckinghamshire. The village lies in a quiet rural position accessed by unclassified country lanes beside the River Great Ouse. It has a church and a Church of England primary school which has an excellent reputation. About a mile to the east is the village of Turvey which has a newsagents/post office and a butcher's shop whilst the Georgian market town of Olney has a wide variety of shops. The county town of Bedford, Milton Keynes and Northampton provide further extensive shopping and leisure facilities. The area is well served by schooling for all ages including the renowned Harpur Trust schools in Bedford. The village is within a 15 minute travelling distance to junction 14 of the M1 motorway, Intercity and Thameslink trains run from Bedford to St Pancras and the City. Air travel is available locally at Luton and Birmingham with Heathrow, Gatwick and Stansted slightly further afield.

The sale of Manor Barn offers a rare opportunity to acquire a truly stunning barn conversion in the heart of this popular village with priceless views over its own secluded courtyard and to the rear over the unspoilt Ouse Valley. Formerly part of the Brayfield Estate, the barn was converted by the current owners who have established an enviable reputation for barn conversions within the locality. Over 30 years experience has gone into the conversion and this combined with the quality of fixtures and fittings have created an exceptional country house. A viewing will be essential if one is to fully appreciate its inherent qualities, wonderful atmosphere, stunning location and lifestyle opportunities it affords.

Manor Barn is centred around a walled Mediterranean style courtyard across which is the detached cottage providing excellent guest accommodation/annexe facilities, yet equally adaptable to offer a wonderful home office if required. The property is initially approached over a shared drive into its own private drive with generous parking and access to the garage block.

The property has a very traditional feel being built of stone under a mainly pantiled and slate roof and internally many of the interior walls are exposed. Whilst traditional in construction the barn benefits from 21st century technology which combine to create a luxurious contemporary family home. The conversion has incorporated many fine features including stone quoin window openings, timber framed double glazing, internal bespoke solid oak joinery and Lincolnshire limestone flooring.







The master bedroom benefits from extensive hand built oak wardrobes and quality bathroom suite, including triple shower, system pool hydro bath incorporating massage therapy and 'Starlight' fibre optic lighting to create different atmospheres to relax and unwind. Accessed off the main landing are two further double bedrooms both of which benefit from well equipped and fitted en suite facilities. Two further double bedrooms are accessed via separate staircase and served by a family bathroom.

The Cottage

Laying across the courtyard is the detached cottage which has been converted to the same high standards as the main barn. The current layout includes fitted galley kitchen opening into living room with separate double bedroom and shower room. The cottage offers excellent accommodation for guests or dependent relative, but equally adaptable to create home offices.

Courtyard

The south facing courtyard enjoys the sun for most of the day and has a high degree of seclusion and privacy. Landscaped in a Mediterranean style the courtyard provides excellent outdoor dining and entertaining facilities complemented by outdoor lighting in the evenings.

Accessed through the courtyard the solid oak front door opens into the vaulted reception hall/sitting room which benefits from glazed folding doors opening back to give uninterrupted views over the valley and beyond. The drawing and dining rooms combine to provide a wonderful entertaining space. At the end of the drawing room is an inglenook fireplace housing a wood burning stove. A trap door in the oak flooring leads to a small wine cellar.

Overlooking the courtyard is the amazing part vaulted kitchen/breakfast/family room which oozes quality with the focal point being the handcrafted sycamore kitchen with Bordeaux granite work surfaces and matching island unit. Manor Barn has been barn converted with entertaining in mind, the kitchen is exceedingly well equipped with quadruple ovens, integrated dishwasher and fridges including separate drinks fridge. The generous proportions of this room allow for an informal dining area and family seating with overhead projector and retractable screen. The western elevation is mainly glazed from floor to ceiling with French doors opening into the courtyard with elevated terrace providing excellent alfresco dining facilities. Off the kitchen is an inner hallway leading to study with bespoke oak desk, cloakroom and utility room.





Garden

The main garden lies to the rear from where one can enjoy stunning views to St Nicholas parish church, the Ouse Valley and rolling countryside beyond. The formal lawn is enclosed by post and rail fencing and raised terracing runs along the rear elevation of the barn offering further entertaining areas. The garden has been partly landscaped.

Garages and Parking

The cleverly designed garage block allows for the garaging of four vehicles. Attic roof trusses were used giving the possibilities of creating a games room/storage room above. Laying to the front is a gravelled parking area for four vehicles with additional parking available on the drive which runs down past the garaging.

SERVICES

The barn benefits from mains water, electricity and drainage. Oil fired central heating.

LOCAL AUTHORITY

Milton Keynes Council
Tel: 01908 691691

OUTGOINGS

Council Tax Band "G"

TENURE

Freehold.

VIEWING

Strictly by appointment through the sole agents
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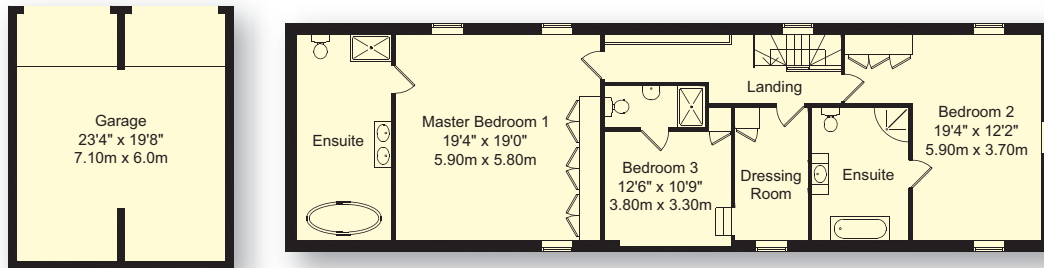
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October 2008

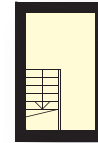


Manor Barn - Floor Plan

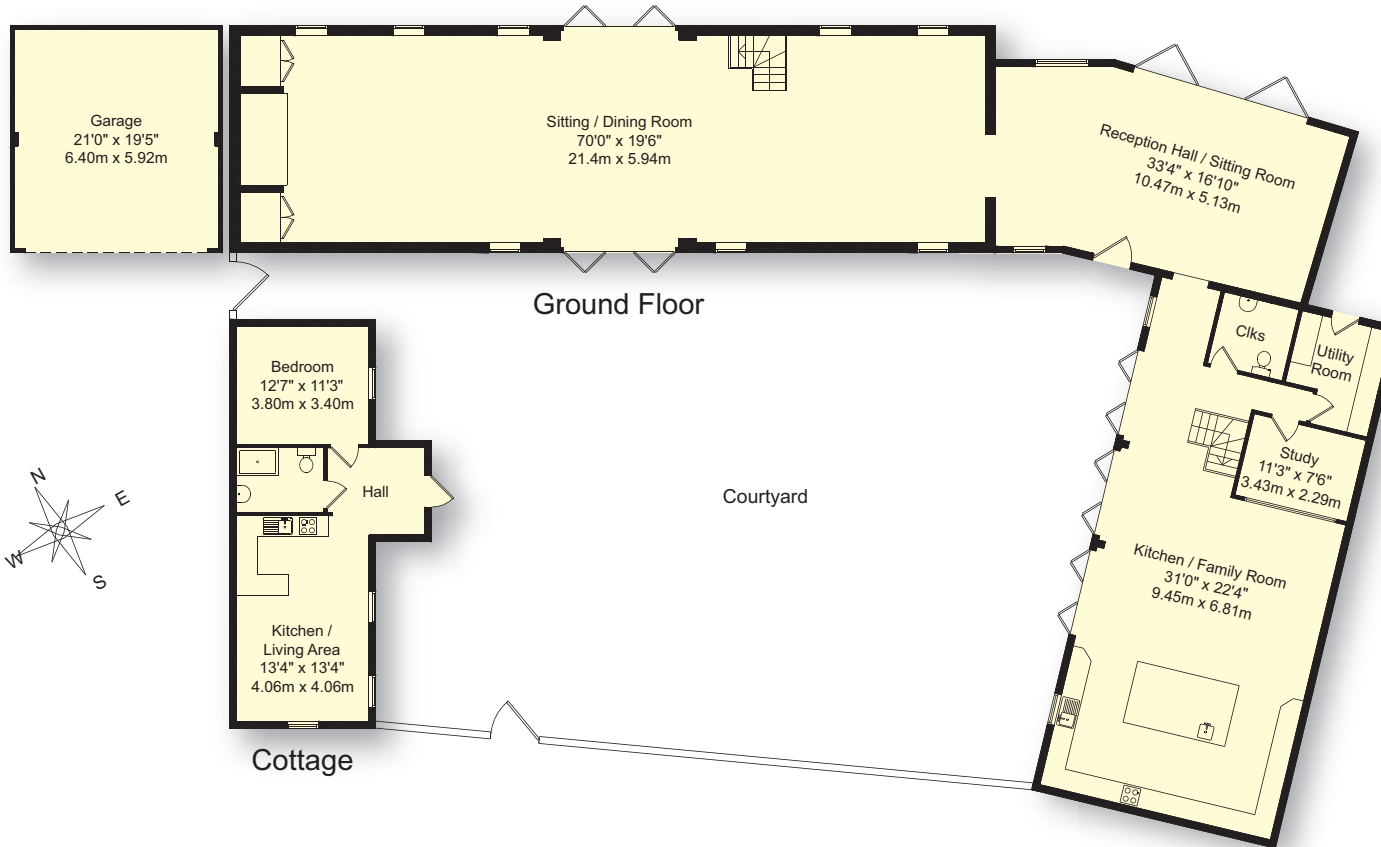


First Floor

Not to scale, for identification purposes only.
Approximate gross internal area.
Total 6237sqft (579m²) comprising
House: 4870sqft (452m²)
Cottage: 516sqft (48m²)
Garaging: 780sqft (72m²)
Wine Cellar: 71sqft (7m²)



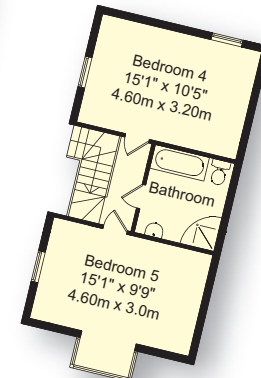
Wine Cellar



Ground Floor



Cottage



First Floor



