



# Granary Harrold Road

Lavendon MK46 4HX

FINE & COUNTRY

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Situated in an idyllic rural location this small complex was created circa 1984 by the conversion of three former farm buildings into residential property. These are located in close proximity to the original farmhouse which is of some historical significance as it is mentioned in the Domesday Book. Being on slightly higher ground there are commanding and far reaching views in all directions. This 17th century building has a Grade II listing, offers very spacious accommodation with a large garage which very conveniently can house several vehicles. There are beautiful flower gardens. There is a stock proof pony paddock adjacent to the formal garden. The paddock and the land surrounding the property are protected from development.

The accommodation comprises: Spacious reception hall, Shower room, Sitting room with stone fireplace, Dining room, Kitchen, Utility room, Study, Depending on how the property is used there can be either 4 or 5 bedrooms available. A ground floor room has the option to use as either a 5th bedroom or as a home office, Four further bedrooms are located on the first floor with the master bedroom having en suite facilities, Family bathroom, Full fibre broadband, Larger than average garaging, Garden and Paddock, Double glazing, Gas fired central heating. The property benefits from an EPC rating of C.

## Ground Floor Walk Through

Entry to this light and airy property is through a glaze panelled door with a matching side panel. The reception area is extravagantly proportioned and open to the roof space with an open plan staircase rising to the first floor. A useful store cupboard is located below the staircase.

Within the reception area there is access to a tiled shower room with a large glazed shower cubicle, integrated WC and wash basin. Additionally there is a spacious walk in cupboard providing excellent storage.

An inner lobby leads off from the reception hall in opposite directions.

On one wing the lobby leads to an impressive sitting room with an exposed stone wall incorporating a feature fireplace housing a multi fuel stove. Retained within this stonework and now forming a decorative shelved niche is an area formerly used as a "crawl through" to the adjacent barn when the buildings were in agricultural use. Another feature of this room is the large glazed area to the front which was originally the entrance for wagons and trailers. Exposed beams are also in evidence.

An additional room provides flexibility of use with potential as either a 5th bedroom, playroom or home office facility.

The East wing of the building gives access to a well proportioned dining room with an interesting and unusual curved wall. This room has a convenient door to access the kitchen which has a double bowl stainless steel sink unit with a waste disposal unit installed and a mixer tap over. There are a good range of work surfaces with tiling to splash areas. A built in oven and hob unit has an extractor fan over. An excellent range of cupboard units are available to base and high levels with space available for a dishwasher and fridge. A stable door opens from the kitchen to the patio and garden at the rear. Alongside the kitchen is a utility room offering another sink unit and plumbed for a washing machine. The gas fired central heating boiler is fixed to the wall. An internal door accesses the garage from this area. Completing the accommodation on this wing is a study which overlooks the garden and offers the opportunity to enjoy a peaceful retreat to attend to paperwork or online matters. Broadband is provided via "Full fibre 100 with BT Halo 3" giving 150 Mbps download and 30 Mbps upload.





## First Floor Walk Through

Vaulted ceilings are prevalent in many of the rooms within the property and lend emphasis to the feeling of spaciousness and light available within this splendid home. The expansive galleried landing has exposed stonework on one wall. Imitating the ground floor the landing diverges in opposite directions. To one end is the Master bedroom which offers views over farmland to a more hilly vista beyond. Built in wardrobes are provided and access is available into the eaves where more storage space can be utilised. An en suite facility has a shower cubicle, wash basin in vanity surround and integrated WC. A velux window offers views above Lavendon village to Olney town in the distance. Another of the bedrooms is located alongside the Master suite before crossing the landing and accessing the other wing of the property where there is the Family Bathroom accommodating a four piece suite comprising a panelled bath with shower attachments, low flush WC, Bidet and wash basin. This room is extensively tiled and has access to a loft area. The 3rd bedroom is a double room with velux window and precedes the guest bedroom which has exposed beams and a vaulted ceiling.

## Outside

Gravel courtyard parking area with well stocked herbaceous borders. An attached garage combines an extensive area of workshop space and entered by a double width up and over door. This very large garage can house several vehicles and has an additional door opening into the garden from the left hand side. The garage is supplied with power and light and has a fully boarded loft space. A paved footpath leads around the garage from the parking area passing a garden shed and meeting an extensive area of patio to the side of the property and opening into the main gardens which display several mature trees. The gardens are on the site of a former moat and follow its contours with a small man made pond at its lowest point. There are various bedding plants strategically arranged around the garden giving a colourful and happy display. To one corner of the garden a five bar gate opens into a stock proof paddock covered by a covenant to prohibit development. Similarly the surrounding areas of land are subject to the same covenants. The paddock can graze a small horse or pony, has an area cultivated for vegetable growing and accommodates a greenhouse and wooden shed. Various fruit trees are in evidence and the views over open countryside are quite breath taking.

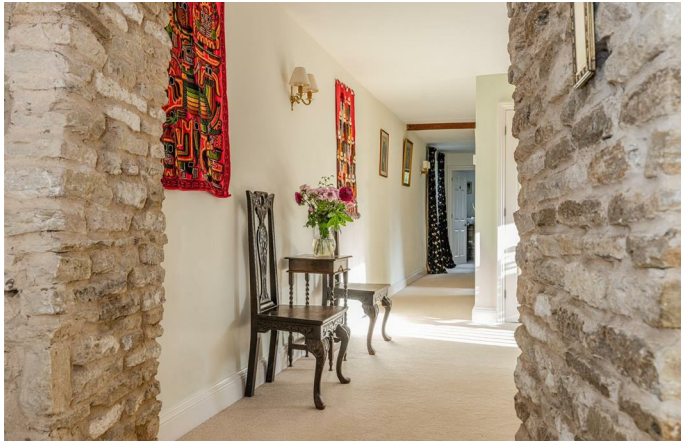
## The many benefits of this location

A narrow tarmac drive rises gently from the nearby road which leads from Lavendon to Harrold, crossing a cattle grid at the base of the hill before reaching a small settlement of stone houses standing elevated from the surrounding countryside. The Granary is the last building on the left where a five bar gate opens to a gravel courtyard affording parking for several vehicles. To the rear of the property is a fenced pony paddock of some three quarters of an acre. The paddock, if not required for livestock, could help towards making the buyer self sufficient as it could be used for growing produce, keeping chickens, goats etc..

Whilst being on the periphery of the village it is only a short walk to the two public houses/restaurants, the post office and general store. The village is on a main bus route between Northampton and Bedford with main line rail to London and the North available within a half hour drive at Milton Keynes Central and Bedford.

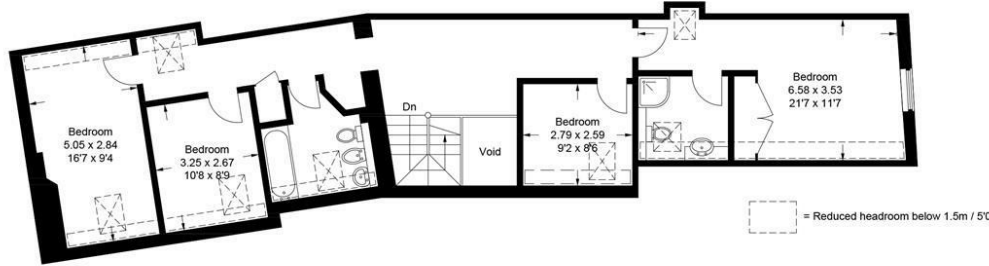




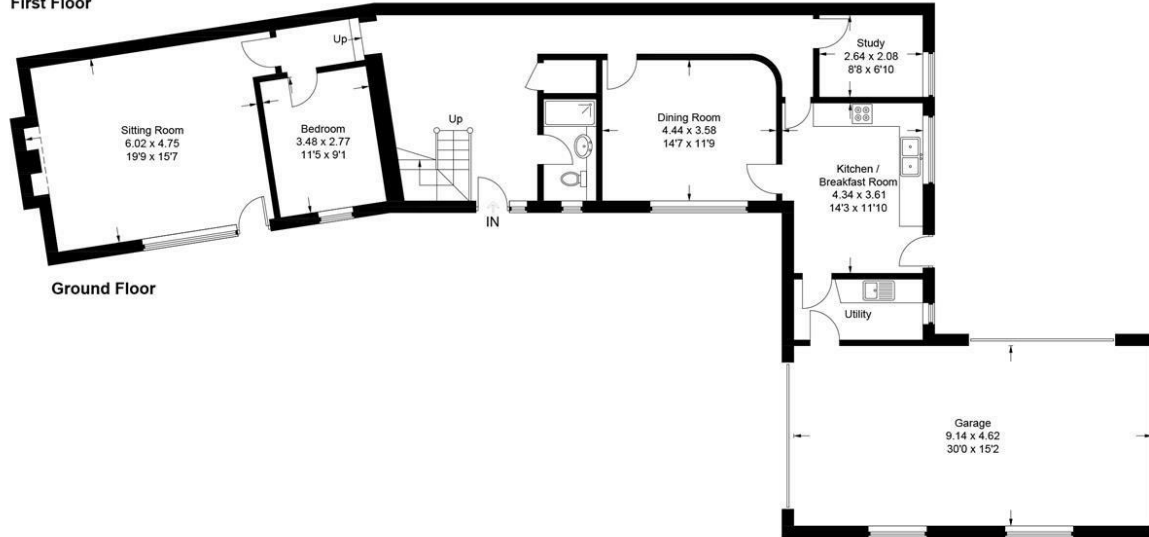




Approximate Gross Internal Area  
 Ground Floor = 162.6 sq m / 1750 sq ft  
 First Floor = 91.2 sq m / 982 sq ft  
 Total = 253.8 sq m / 2,732 sq ft  
 (Including Garage / Excluding Void)



First Floor



Ground Floor

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	<b>England &amp; Wales</b>
		69	EU Directive 2002/91/EC



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