



Manor Farm Barns, Calverton, MK19 6ED

5 Manor Farm Barns
Lower Weald
Calverton
Buckinghamshire
MK19 6ED

Offers In The Region Of £1,000,000

A rarely available five bedroom barn conversion with some fabulous architectural features and versatile accommodation, in this highly sought after village setting.

This stunning property was sympathetically converted in 2008 and is of mainly stone construction with a part slate and part tiled roof. It comprises of two barns (a former threshing barn and a cattle store). The characterful accommodation includes many traditional and character features such as high vaulted ceilings, exposed stonework and timbers and extensive full height glazing offering fabulous views. At the same time the barn encompasses some of the latest ecologically friendly systems including a ground source heat pump system that provides hot water and underfloor central heating (radiators to one bedroom and one bathroom) and a rain water harvesting system.

The extensive accommodation is set over two floors and features versatile, large open-plan living and kitchen areas along with five bedrooms - two on the ground floor, and three on the first floor. It has three bathrooms. The landscaped courtyard garden is fully enclosed and across the courtyard there are two carports and two additional parking spaces.

This fabulous location offers the perfect combination of rural tranquility yet is less than a mile from the heart of Stony Stratford - a comfortable walking distance away.





Ground Floor

The entrance hall gives access to the open-plan living space, kitchen/dining room and a cloakroom which has a suite comprising of a w.c. and wash basin.

The kitchen/breakfast room is a large open-plan room with a high vaulted ceiling and exposed trusses. There is plenty of space for a dining table. The kitchen area is fitted with an extensive range of units to wall and base levels and has a large central island, granite work surfaces with an inset one and a half bowl sink/drainage and a further circular bowl in the island. Appliances include a Range Master Range with electric ovens and hob, fridge and dishwasher. There are two sets of bi-fold doors which have integrated blinds and open onto the courtyard garden. Tiled flooring with under floor heating.

The utility room has wall and base units with an inset sink/drainage and plumbing for a washing machine. There is also space for an under the counter freezer. A door opens onto the courtyard garden. Door to the plant room.

The plant room houses the workings for the ground source heat pump, hot water cylinder and the rain water harvesting system.

The open-plan living/family room is a fabulous space, ideal for entertaining. This large room can be separated into separate areas and in part has a high vaulted ceiling (over 6 metres high) with a galleried landing over. Full height glazing with bi-folding doors to the front opens onto the courtyard garden - the floor having a level threshold with exterior patio. To the rear there is large full height glazing, with privacy slats, and fabulous far-reaching countryside views. Part of the room has a lower ceiling with exposed beams. There is a centrally located double sided wood burner. Stairs at the far end of the room rise to the first floor and a lobby area leads to two bedrooms. Tiled flooring with under floor heating.

Bedroom two/guest bedroom is a large double bedroom with a window seat which overlooks the garden. The en-suite bathroom comprising w.c., wash hand basin, bath and shower cubicle. Tiled flooring. There is an additional walk-in wardrobe.

Bedroom five/study is a double bedroom which has been recently fitted with a range of 'Neville Johnson' bespoke home office furniture. There is a full length window and a tiled floor.

First Floor

The first floor landing has a gallery with oak banisters overlooking the family room, a high vaulted ceiling above with some exposed purlins and light is provided by the full height glazing to the front and rear.

The master bedroom has a high vaulted ceiling, exposed trusses and windows to three sides with views towards the church. These windows include high and low level arrow-slit windows. There is a range of fitted wardrobes The en-suite bathroom has a white suite comprising w.c., wash basin set in a vanity unit and a walk-in shower. High vaulted ceiling. Part tiled walls and a tiled floor with underfloor heating. Towel radiator.

Bedroom three is a double bedroom with windows to two aspects including an arrow-slit window and a high vaulted ceiling.

Bedroom four, adjacent to the master bedroom is a double bedroom with windows to two sides including an arrow-slit window. There are built-in cupboards to one wall.

The family bathroom is a large room with a white suite comprising w.c., wash hand basin set in a vanity unit and a 'p' shape shower bath with shower and screen over.

Exterior

The property sits in a courtyard setting which is accessed via electrically operated gates. Two barn conversions lead from the courtyard and the three thatch cottages have vehicular access to their carports and parking spaces. Immediately opposite the property there are two carports providing undercover parking for two cars with a further two parking spaces in front. The carport has a pitched tiled roof, power & light and there are two useful lockable storage areas which may suit as a garden/log stores.

There is a fully enclosed courtyard garden which is located to the front of the property. A block paved pathway leads to the entrance where you find a pleasant seating area. Professionally designed and landscaped, the garden is enclosed by fencing and benefits from a south facing aspect. There is an irrigation system. The main accommodation of the house wraps around the garden and with the bi-folding doors and the level threshold patio makes for a fabulous entertaining area.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: F.

Heating - The property has central heating via a ground source heat system (installed in 2018) providing heat to underfloor heating throughout the ground floor and two bedrooms on the first floor. One bedroom has a radiator and the bathrooms have towel radiators. In addition there is a double sided wood burning stove located in the living/ family room and this double height space benefits from a heat circulation fan to re-circulate the rising hot air.

Rain Water Harvesting - The property has a rain water harvesting system collecting rain water from the roofs and using it for flushing toilets and to supply an outside tap.

Calverton - Location

The village known as Calverton is a series of three hamlets located to the north/west of Milton Keynes, Lower Weald, Middle Weald and Upper Weald. Manor Farm Barns is situated in Lower Weald being the closest to Stony Stratford which is less than a mile away and a comfortable walk. The rural setting of Calverton is a few minutes drive from the historic town of Stony Stratford and the excellent grid road system that Milton Keynes is well known for gives excellent road links to Milton Keynes including it's large indoor shopping centre, leisure facilities and main-line railway station (30 minutes on the fast train to London Euston). The Calvertons are attractive hamlets that have seen little development and are protected by conservation areas.

Note for Purchasers

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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

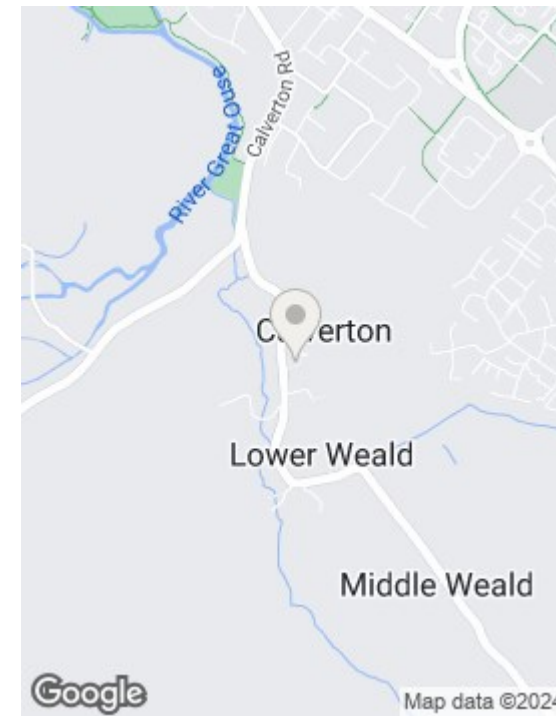
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Approximate Gross Internal Area
 Ground Floor = 136.7 sq m / 1,471 sq ft
 First Floor = 70.8 sq m / 762 sq ft
 Outbuilding = 5.9 sq m / 63 sq ft
 Total = 213.4 sq m / 2,296 sq ft
 (Excluding Galleries & Car Port)



Google
 Viewing Arrangements
 Map data ©2024

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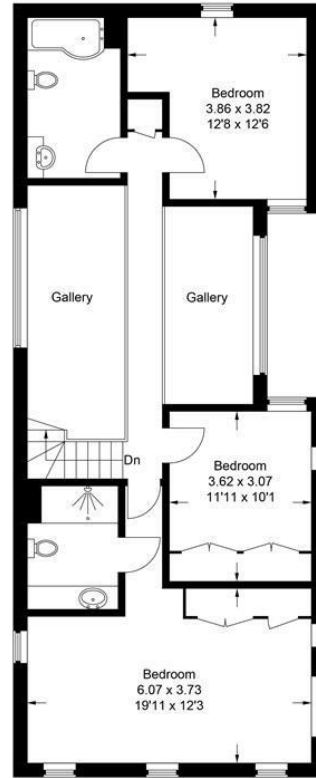
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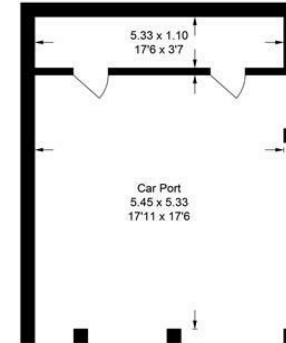
Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First 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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