



# Moat Farm

Pitstone | Buckinghamshire

FINE & COUNTRY











# Moat Farm

Vicarage Road | Pitstone | Buckinghamshire | LU7 9EY

A truly exceptional and charming Grade II Listed six bedroom detached fully restored 18th century farmhouse offering over 5250 sq. ft. of accommodation, nestled within approximately 3.5 acres with its very own historic moat wrapping around the private grounds, and an additional plot of land with 6200 sq. ft. of outbuildings with potential to convert (STP) available by separate negotiation, situated on the outskirts of the Buckinghamshire village of Pitstone.

Dating back to the mid 1700's, Moat Farm has been meticulously transformed by the current owners into an exceptional family home, offering the perfect marriage of historical charm and modern luxury. This beautifully restored country residence spans 4665 sq. ft. of spacious living accommodation over three floors and retains an abundance of original features, including exposed beams, brickwork, and fireplaces, while incorporating contemporary finishes that elevate its appeal. Every detail has been carefully considered, creating a unique and inviting space that balances the character of the past with the comforts of today. Whether you're seeking a generous family residence or a peaceful country retreat, Moat Farm is sure to impress. The home enjoys a stunning backdrop of rolling countryside, providing picturesque views from nearly every room. Its spacious, versatile living areas are ideal for both family life and entertaining, ensuring comfort and luxury in equal measure. One of the most distinctive features is the historic moat, dating back to 1080, which encircles the residence and enhances its charm and seclusion. Set within approximately 3.5 acres of private, beautifully landscaped grounds, Moat Farm offers ample outdoor space for relaxation and recreation, making it a true countryside haven. From its heritage to its serene surroundings, this extraordinary home provides an unmatched lifestyle, blending timeless elegance with contemporary sophistication.

Upon entering Moat Farm, you are welcomed into a charming entrance/boot room, distinguished by its elegant wood panelling, which immediately sets a warm, inviting tone for this exceptional countryside residence. Toward the rear, a well-equipped utility room with bespoke fitted units offers a functional yet stylish space, perfectly catering to the demands of family life. Stepping from the utility room, you are drawn into the heart of the home, an expansive open plan kitchen/breakfast/family room. Stretching over 35 ft. in length, this impressive space is ideal for both everyday living and entertaining. The kitchen boasts a range of bespoke fitted units, complete with integral appliances, an Aga, and a breakfast bar with additional storage beneath. Its contemporary design is thoughtfully paired with timeless finishes, creating a balance of modern style and traditional charm. The family area, which flows naturally from the kitchen, is beautifully appointed with a striking open fireplace, offering a cozy atmosphere for relaxing and spending time with loved ones, especially during the winter months. Adjoining this family space is a sleek glass partition wall, complete with double doors that open into an elegant formal dining room. Here, the original open fire and scenic views of the front aspect create a sophisticated yet welcoming environment, making it the perfect setting for hosting formal dinners and special occasions. The combination of the room's original features and modern touches enhances its charm, providing the ideal space for creating memorable gatherings.

A connecting door from the dining room opens into a generously sized games room, complete with a log-burning stove and bespoke fitted bookshelves on either side. This versatile room offers ample space for leisure and entertainment, while still maintaining the character and charm of the rest of the home. Adjacent to the open-plan living area, you'll find a beautifully proportioned dual-aspect formal sitting room, extending an impressive 37 ft. in length. This stunning space is anchored by a dual-sided open fire and offers picturesque views over the meticulously maintained formal grounds and the historic moat that wraps around the side of the property. The sitting room's vaulted ceiling with exposed beams and an additional open fireplace adds to its grandeur, providing a perfect retreat for quiet moments of relaxation or informal gatherings. A staircase from the sitting room leads to a private first-floor home office, offering an ideal workspace with tranquility and privacy. The secluded nature of the office ensures a productive atmosphere, while still benefiting from the home's elegant design. Adjoining the sitting room is a dedicated children's playroom, providing a safe and creative space for younger family members to enjoy. Additionally, a nearby porch and downstairs cloakroom enhance the convenience of this meticulously thought-out family residence, ensuring both comfort and practicality throughout. Moat Farm effortlessly combines timeless elegance with modern functionality, making it a truly exceptional home that meets the needs of family life while preserving its historic charm.







Ascending from the entrance/boot room, a staircase leads to the first-floor landing, providing access to five spacious double bedrooms, a family bathroom, and a second staircase that connects to the charming sixth bedroom. The master bedroom is particularly impressive, offering a generously sized space with a delightful dual aspect that overlooks the front of the property. French doors open to a Juliet balcony, presenting scenic views across the formal grounds and the surrounding countryside. This elegant room features a beautiful vaulted ceiling with exposed oak beams, fitted wardrobes flanking the original fireplace, and a mezzanine floor that leads to additional eaves storage, connecting to the sixth bedroom located on the second floor. The second guest bedroom is equally well-appointed, featuring ample space, oak flooring, and an exposed oak ceiling. Bespoke fitted wardrobes enhance the room's functionality, while views over the private grounds and moat create a tranquil atmosphere. This guest suite is further enhanced by a refurbished en-suite shower room, accessible via the first-floor office for added convenience. Bedroom three, positioned at the rear of the first floor, is a generous double room complete with fitted wardrobes, offering scenic views of the beautifully maintained grounds. Bedroom four, located at the front of the house, is also a spacious double bedroom, providing comfort and elegance. The fifth bedroom is thoughtfully designed with an array of bespoke built-in wardrobes, serving as a luxurious dressing room for the master suite. Concealed behind a door on the first landing, a staircase ascends to the second floor, leading directly into the delightful sixth bedroom. This charming double bedroom features a vaulted ceiling adorned with exposed oak frames and brickwork, complemented by bespoke built-in wardrobes that provide both style and storage. A convenient hatch from the sixth bedroom opens into large eaves storage, also connecting back to the mezzanine floor of the master bedroom. Completing the first-floor accommodation is a tastefully refitted family bathroom designed for relaxation. It includes a low-level W.C., a pedestal wash hand basin, a heated towel rail, a separate shower cubicle, and a luxurious freestanding bath, making it the perfect sanctuary for rejuvenation. The first floor of Moat Farm perfectly balances comfort, character, and functionality, offering a thoughtfully designed space for both family living and quiet relaxation.

Approached through electric double gates equipped with a telecom entry system, Moat Farm is introduced by a sweeping driveway, bordered by black metal railings, that leads to the property. The driveway culminates in a large gravelled forecourt at the rear, offering ample parking for residents and visitors alike. Additionally, a detached double garage provides further parking, and a detached workshop adjacent to the forecourt, fully equipped with power and lighting. The formal grounds of Moat Farm wrap gracefully around the entire residence, with the historic moat encircling approximately 3.5 acres of private and beautifully landscaped gardens. These expansive grounds present numerous areas perfect for al fresco dining and entertaining, allowing you to enjoy the scenic, tranquil surroundings with family and friends. The main gardens, laid to lawn, offer ample space for leisure and outdoor activities, including a designated children's play area at the rear, making the property well suited for family life. An array of mature trees lines the perimeter of the grounds, offering a high degree of privacy to the residence. A wooden bridge extends from the garden's rear boundary, crossing the historic moat and leading to a charming treehouse. This elevated retreat, complete with power, lighting, and a log-burning stove, provides scenic countryside views, offering an enchanting setting for a cosy night under the stars or simply a peaceful escape from the main house. The treehouse presents a one-of-a-kind opportunity to enjoy a retreat within your own grounds, making it an ideal place for both relaxation and adventure.



Beyond the main residence, an additional parcel of land adjacent to the primary entrance is available by separate negotiation. This parcel, spanning approximately 0.75 acres, houses two detached outbuildings/barns with a combined footprint of 6,199 sq. ft. The current owners have drawn up plans for converting these outbuildings, offering a wealth of possibilities. The proposed drawings include a luxurious swimming pool and gymnasium complex with an open-plan entertaining space with a kitchen area, a one-bedroom flat, and office space to the first floor. Additionally, the designs feature a detached one-bedroom ground floor annexe with a large barn/garage attached, as well as a third building housing six garages with a separate workshop. These expansive outbuildings present an excellent opportunity to create additional accommodation, multi-generational living spaces, or even convert them into functional business premises, all from the comfort of home. Whether you envision further garaging, additional residential quarters, or a comprehensive workspace, this extra land and buildings significantly enhances the scope of Moat Farm. The potential conversion of these barns offers exceptional versatility, making it an ideal proposition for those seeking extra space for living, business, or leisure, and would complete the already impressive Moat Farm estate.



The Buckinghamshire village of Pitstone is nestled at the foot of the Chiltern Hills, surrounded by stunning countryside designated as an Area of Outstanding Natural Beauty, perfect for scenic walks. Pitstone borders the neighbouring village of Ivinghoe, and together they offer a range of local amenities including shops, a Post Office, pubs/restaurants, a doctor's surgery, and a pharmacy. The nearby market towns of Tring and Leighton Buzzard also provide extensive shopping options within easy reach. Pitstone boasts excellent nearby schooling and falls within the catchment area for the highly sought-after Grammar Schools in Aylesbury. The village is also well-connected for commuters, with convenient transport links to London. A short drive to the A41 connects you to Junction 20 of the M25, while Tring Train Station, just five minutes away, offers direct train services to London Euston in under 40 minutes. This makes Pitstone, including Moat Farm, an ideal location for those commuting to the capital or exploring the wider region.

## Property Information

Tenure: Freehold

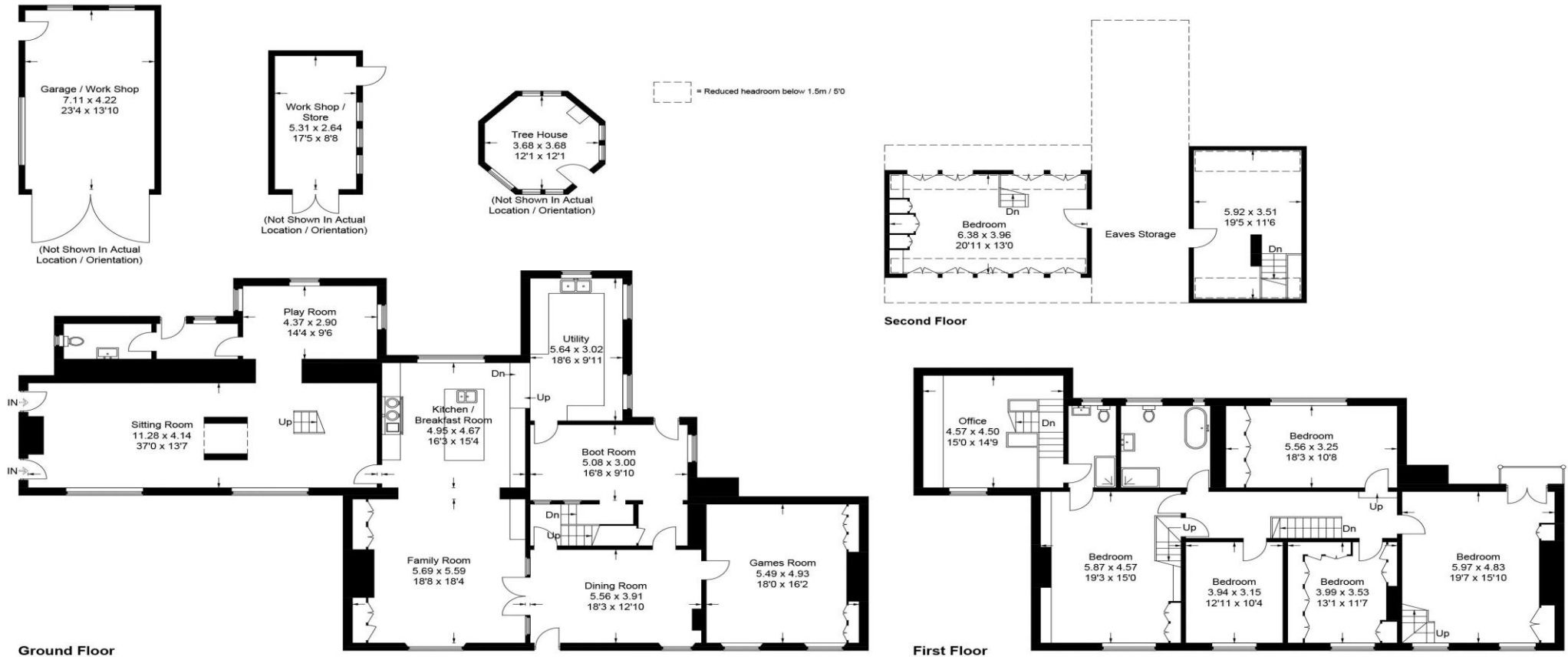
Oil Heating, Mains Water, Electricity

EPC Rating: Exempt

Council Tax: Band B

Local Authority: Buckinghamshire Council

Approximate Gross Internal Area  
Ground Floor = 230.3 sq m / 2,479 sq ft  
First Floor = 157.2 sq m / 1,692 sq ft  
Second Floor = 45.9 sq m / 494 sq ft  
Outbuildings = 55.2 sq m / 594 sq ft  
Total = 488.6 sq m / 5,259 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.

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