



**Hill Farm Barns, Whipnade Dunstable LU6 2LN**





The property features light-filled open-plan living accommodation, perfect for modern lifestyles. A sleek, modern kitchen seamlessly flows into the living and dining areas, creating a welcoming and versatile space for relaxing or entertaining.

There are two well-proportioned bedrooms and a stylish, contemporary bathroom, finished to a high standard. A standout feature of the home is the stunning mezzanine level-an ideal spot for a home office, creative studio, or additional relaxation space.

With its thoughtfully designed layout, quality finishes, and picturesque surroundings, this home is perfect for those seeking a peaceful retreat with all the amenities of Berkhamsted just a short distance away.







## welcome to Hill Farm Barns, Whipsnade Dunstable

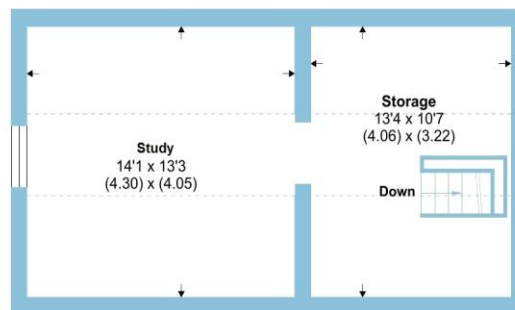
- Barn Conversion
- Two Bedrooms
- Open Plan Kitchen/Living
- Modern Bathroom
- Off Road Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

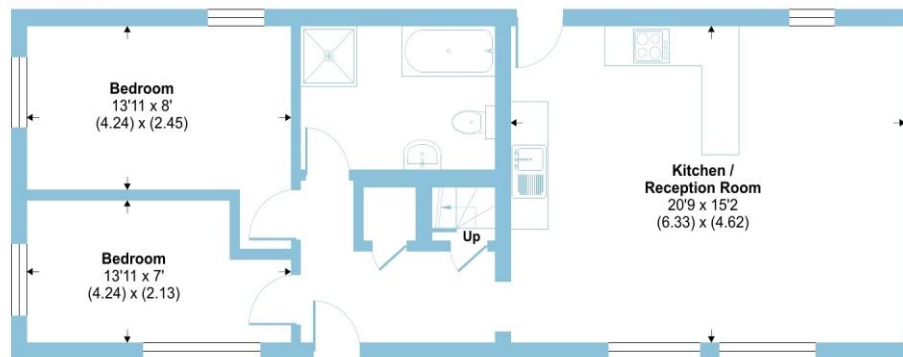
offers over

# £475,000

A beautiful two bedroom Barn Conversion set within a charming courtyard development of individually designed homes offering a unique blend of character, style, and contemporary living. Surrounded by rolling countryside yet within easy reach of Berkhamsted town centre.



MEZZANINE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Merry. REF: 1266219

### Hill Farm Barns, Dunstable, LU6

Approximate Area = 717 sq ft / 66.6 sq m  
Limited Use Area(s) = 237 sq ft / 22 sq m  
Mezzanine = 102 sq ft / 9.5 sq m  
Total = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



Denotes restricted  
head height

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Property Reference:  
BKH103062- 0004

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