



Mursley Road | Stewkley | Buckinghamshire | LU7 0ES

Asking Price £2,000,000

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Fine Homes Property are excited to present this incredible opportunity to purchase a FOUR acre countryside estate featuring TWO DETACHED HOUSES as well as a FIVE THOUSAND square foot barn. Whether you're looking for an expansive, modern multi-generational home, a diverse business site, or a combination of both, this mix of residential and commercial property is a unique find. Brilliantly situated, with opportunities for further development and to suit the widest of requirements, this one is not to be missed.

- A rare opportunity to buy a four acre estate with two detached houses and barn.
- The main house is approaching 2500 square feet with four bedrooms.
- The Outback, barn conversion is approaching 2500 square feet with upto six bedrooms.
- Approx 5000 square foot barn – Perfect for commercial use or as a workshop/car storage.
- Huge residential & business potential mixture.
- Ideal for multigenerational living.
- Surrounded by open country.
- Four acre plot with lawns, copses and orchards.
- Grammar school catchment area.
- 12 minute drive to Leighton Buzzard for transport links.

#### If this was your home

You'll have plenty of exploring to do. Situated in a secluded position on the outskirts of the village, we approach via the gated driveway and stroll up that lengthy private drive, flanked by lawns and mature trees. At the top of the drive, the first of your properties to appear is 'The Outback' which is the five bedroom barn conversion.

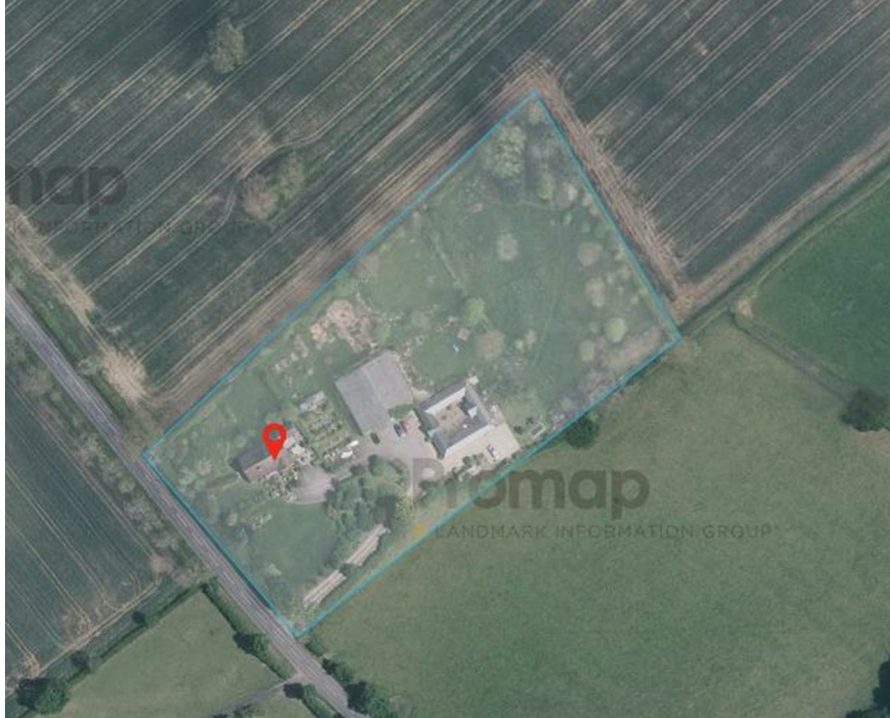
#### The Outback

The Outback is currently divided into a main residence comprising a large kitchen/diner, utility room, sitting room, three double bedrooms, one with on-suite, and a family bathroom. Adjoining is a further self-contained annexe with separate entrance containing two double bedrooms, lounge, kitchen and a further family bathroom. It's all arranged around a large, impressive central courtyard. The courtyard arrangement, together with those multiple bedrooms, kitchens and bathrooms, makes for wonderfully flexible living spaces.

All the rooms are smartly finished and bright, with striking colour schemes, effortlessly stylish finishes and endless green countryside views over your gardens. 'The Outback' alone totals more than 2400 square feet internally, with that massive courtyard in between and has it's own gardens and parking area.

Whether you're hosting professionally, turning the complex to business purposes, or just want to accommodate a generous extended family, what you have here is a unique, 2400 square foot blend of privacy and sociability you won't find anywhere else.





### The Barn

Step out from 'The Outback's archway and your enormous, 5000 square foot ivy-fronted barn is on your right.

An imposing, double height structure, on the ground floor you have nothing but sheer scope for your ideas to run free. It's a rare, ideal find for hobbyists of all kinds. Car collectors in particular will be eager to explore its potential.

Other potential applications for the space are diverse and wide ranging, from simple office space to workshop or ideal commercial business premises.

The barn's offers an upstairs area which adds another 950 square feet of space which have historically been used as offices, another useful element for running a commercial enterprise from here. Alternatively they are large rooms that have a variety of uses. The possibilities here are endless, with the obvious option being to serve as an HQ space for the commercial, office or hobbyist applications downstairs.

Within the barn there is a self-contained unit currently used as a studio with potential for use as an annex or air B and B subject to relevant planning permission.

### Old Leighton Farm House

Turn right out of the barn and you can follow the driveway on between diverse, thriving gardens to the original house of two storeys, four bedrooms and over 2400 square feet.

Step through the front door and your stairway rises ahead whilst your dining room is laid out before you, backed by superb views of your grounds via sliding patio doors.

Take a left here, and head down a short corridor for your enormous, 390 square foot, triple-aspect sitting room. Full of natural light and offering still more views of your lush green grounds, you have a constellation of recessed spotlights overhead and an immaculate hearth and mantel taking centre stage.

It all adds up to a premier family space, impressive in a home and estate that offers such a wealth of sociable space.

As you return to the central dining room, your second sitting room is laid open to the right. Another welcoming spot, in here you have a box bay window offering views over your front driveway.

Across the hall is the first of your two downstairs bedrooms, a versatile space that is currently being used as a study. With that epic array of sleeping arrangements across the whole space you can certainly afford to take advantage of the flexibility.

Cross the dining room here and you have your second downstairs double bedroom, again offering plenty of options. The first of your bathrooms is next door, a shower room close enough to serve as an en-suite whilst still being accessible to everyone. This is the perfect downstairs bedroom suite if required.

The farmhouse ground floor is completed by your kitchen, smartly fitted out in a mint green colour scheme and pine cabinets, there's also a breakfast bar and it's all laid open to your south facing conservatory, for glorious panoramic views of your expansive grounds and the endless surrounding Bucks countryside beyond.

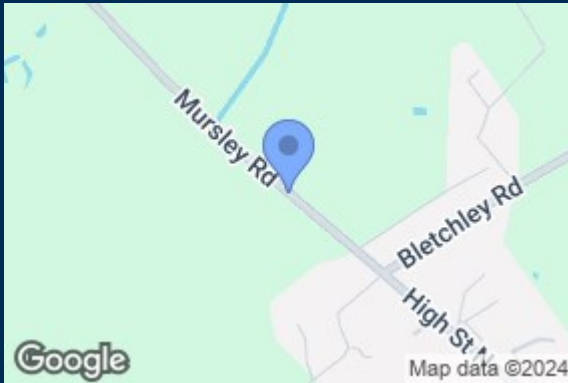
From here you can step out to your patio and manicured lawn, the heart of your vast gardens, which we'll explore shortly.

An indispensable utility room completes the ground floor adjoined to the downstairs cloakroom. Upstairs now for your skylit landing, leading to the two remaining bedrooms, each a large double with vaulted ceilings. One of the upstairs bedrooms has an en-suite and the other has use of the other family bathroom.

Outside, and your grounds are as diverse as they are vast. From the manicured gardens around the main house, to the shed, greenhouses and a kitchen garden between the main house and the barn, there's plenty to explore and develop across all four acres.

Out on the borders you have an orchard, copses of mature greenery and meadow areas for children to run and play. Even beyond your perimeter the sense of seclusion is unparalleled, with nothing but wild open countryside for miles.

And of course, you have a huge amount of private parking space here, perfect for those simple twelve minute drives to Leighton Buzzard.



Approximate Gross Internal Area  
 Main House - Ground Floor = 167.2 sq m / 1,800 sq ft  
 Main House - First Floor = 56.0 sq m / 603 sq ft  
 Barn - Ground Floor = 441.5 sq m / 4,752 sq ft  
 Barn - First Floor = 85.2 sq m / 917 sq ft  
 The Outback, Property Two = 223.8 sq m / 2,409 sq ft  
 Total = 973.7 sq m / 10,481 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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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
(92-100) <b>A</b>			(02-10) <b>A</b>
(81-91) <b>B</b>			(11-91) <b>B</b>
(69-80) <b>C</b>			(20-80) <b>C</b>
(55-68) <b>D</b>			(25-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(51-38) <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		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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