



Slapton Lane | Northall | Dunstable | LU6 2HG

Asking Price £875,000

Hall Farm

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We are delighted to present to the market this detached family home with over 4000 square feet of living accommodation, perfect for the growing family. With so much character and charm and an impressive amount of living space over five reception rooms and five double bedrooms two of which have en-suites. It has a great size garden and a large driveway providing off road parking. There are stunning countryside views from the bedrooms and it is located within the grammar school catchment area. No upper chain.

- An incredible opportunity to purchase a fantastic family home in a beautiful quiet location.
- Five large double bedrooms two with en-suites..
- Master bedroom with en-suite and large balcony.
- Lots of off road parking and potential for a garage.
- No upper chain.
- Over 4000 square feet of living accommodation with five reception rooms.
- Four bathrooms and one cloakroom.
- Five reception rooms, utility room, boot room and cellar.
- Beautiful countryside views and grammar school catchment area.
- Internal viewing highly recommended.

Fine Homes Property are excited to present to the market this rarely available imposing detached family home which boasts over 4000 square feet of living accommodation, perfect for the growing family. It oozes character and charm and has an impressive amount of living space for five reception rooms and five double bedrooms two of which have en-suites. It enjoys a great size garden and a large driveway providing off road parking. There are stunning countryside views from the bedrooms and it is located within the grammar school catchment area. There is also the added benefit of no upper chain. Viewings commence on Saturday 18th February, please call to book your appointment.

ENTRANCE HALL

We enter this beautiful substantial farmhouse into the very large entrance hall with galleried landing and chandelier above. Throughout this family home there is an excellent flowing layout between the reception rooms. From the hall there are doors leading to the kitchen, dining room, family room, office, sitting room and the downstairs cloakroom. There is a wide and impressive staircase rising to the first floor. There is a large window to the front aspect looking over the driveway.

KITCHEN

The kitchen is an excellent size with a very well thought out layout. There is a good range of base and eyelevel units with cupboards and drawers. Inset into the stonework services is the double white ceramic butler sink. Where is an island unit with breakfast bar also benefiting from further covered space. There are two full height double larder cupboards as well as space for an American style fridge freezer. There is an integrated dishwasher and a range cooker. There are two windows to the side aspect looking over the garden. A door leads through to the utility room.





LIVING ROOM

The living room is a stunning and bright room with five large windows and French doors all opening out into the garden, which therefore provides a wonderful outlook over the entire plot. A spacious room with room for a three-piece suite. There is stone tiled flooring in this room leading through to the kitchen and utility room. Glass double doors open into the kitchen which provides separation as well as open plan living when desired.

DINING ROOM

The dual aspects dining room is an excellent size entertaining space with a large opening into the living room which leads through to the kitchen. There is also a door leading to the entrance hall and kitchen. A very spacious room with space for an eight person dining table and chairs. There are windows to the front and side aspect looking over the large gardens. Wood effect laminate floor continues through the dining room to the hallway.

FAMILY ROOM

The family room is a fantastic size living room that has historically been used as the focal living room of this family home. Again a very versatile space as it is currently being used as a large bedroom and could offer Annex potential. There is a large feature brick built chimney breast with open fire. There are three windows to two aspects flooding the room with light.

SITTING ROOM

The sitting room is a large and versatile reception room that has a variety of uses for example; large office space, dining room, snug/den or another reception room. Being a dual aspect room with three windows it is a very bright living area. There are doors leading to the utility room and to the hallway.

UTILITY ROOM

The utility room is made up of a range of base level units and wall mounted cupboards that match the kitchen. There is a wooden worksurface with white ceramic butler sink and tiled splashback behind. There is a door leading through to the garden for rear access. There is stone tiled flooring and a fitted brush mat. A door leads through to the sitting room and to the boot room.

BOOT ROOM

The boot room is an excellent storage space for coats and shoes accessed from the utility room. There is further storage for other household belongings that are not desired to be kept on show. A staircase leads down to the basement.

CLOAKROOM

The downstairs cloakroom comprises; low level WC and a pedestal wash basin with tiled splashback behind. There is a wall mounted mirror and frosted window to the side aspect.

BASEMENT

The basement is a dry and large space that houses the boiler and is therefore a warm space useful for drying. It also provides excellent storage as well as being an ideal wine cellar!

LANDING

The galleried landing is an impressive space with a very open feel, we two feature windows looking over the garden. The large galleries area with banisters to three sides looks over the entrance hall. There are doors leading to all of the first floor bedrooms and family bathroom. Double doors open to the staircase leading to the second floor.

MASTER BEDROOM

The master bedroom is a very large, stunning and bright bedroom with french doors opening onto the balcony and providing a wonderful outlook over open countryside. There is a further window to the rear aspect looking over the garden. A door leads to the ensuite. There is a mass of space available for wardrobes and further bedroom furniture.

ENSUITE

The ensuite is well fitted with a three-piece suite including fully tiled glass shower cubicle, pedestal wash basin and a low-level WC. The walls are half tiled and the floor is fully tiled. There is a window to the rear aspect as well as another feature round wagon wheel style window. There is a wall mounted shaver socket.

BEDROOM TWO

The second bedroom is an enormous double bedroom able to accommodate a super king bed as well as further bedroom and living furniture and wardrobes. There are three windows to two aspects providing excellent natural light. A door leads to the ensuite.

ENSUITE

The ensuite comprises a three-piece suite including; the fully tiled shower cubicle, low-level WC and pedestal handbasin. The floor is fully tiled and the walls are half tiled. There is a window to the side aspect. There is a wall mounted radiator, mirror, shaver socket and towel rail.



Approximate Gross Internal Area
Lower Ground Floor = 24.0 sq m / 258 sq ft
Ground Floor = 165.8 sq m / 1,785 sq ft
First Floor = 133.5 sq m / 1,436 sq ft
Second Floor = 74.6 sq m / 803 sq ft
Total = 397.9 sq m / 4,283 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Target: 67%

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Target: 30%

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