

# SUPERIOR HOMES

# ROYSTON & LUND



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# Bardon House Bardon

Bardon Hill | LE67 1TD

Asking Price £1,300,000

Royston and Lund are delighted to offer to the market this truly stunning period home with an unbelievable amount of potential to develop further. With the possibility to develop a self contained 2 bedroom flat on the top floor with its own access. Set on 7 acres of land that offers paddocks, woodlands and lawned gardens, this property is an opportunity not to miss.

The current owners have done much of the updating since purchase, however there is still further work to be carried out on the property, allowing a potential buyer to develop the property in the way they wish. Please be aware that there are covenants in place that we can provide further information on, should you be interested.

In brief the ground floor of the main house comprises six reception rooms and a modern kitchen that benefits from a range of fully integrated appliances, including 2 double ovens, a hob with built in extractor fan on the central island, fridge/freezer and a dishwasher. From the kitchen there is access to another part of the building that has been used for offices and also has a utility room, store rooms, boot room and a WC.

To the first floor there are 7 bedrooms in the main part of the house and a stunning family bathroom that features a freestanding bath, shower, WC and his & hers sinks. Towards the rear there is a self contained flat that has a bedroom, shower room, kitchen and a living room. There are several outbuildings, cellars and stores rooms throughout the grounds.





- Stunning Period Home
- 7 Acre Plot
- Huge Potential To Develop Further
- Could be Split into Flats to Rent
- Office Spaces At The Rear
- Historic Property
- Paddocks, Woodlands and Lawned Gardens
- Freehold
- EPC Rating TBC
- Council Tax Band H









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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(1-20)	(1-20)	(92 plus)	(92 plus)
(21-38)	(21-38)	(81-91)	(81-91)
(39-54)	(39-54)	(69-80)	(69-80)
(55-68)	(55-68)	(57-68)	(57-68)
(69-80)	(69-80)	(45-56)	(45-56)
(81-91)	(81-91)	(33-44)	(33-44)
(92 plus)	(92 plus)	(21-32)	(21-32)
Current	Current	Potential	Potential

**EPC**

**THE GUILD PROPERTY PROFESSIONALS**

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**The Property Ombudsman**

