


 6 Bedrooms

 5 Bath/Shower Rooms

 5 Reception Rooms

 Garage & Driveway

 Gated Private Garden

 EPC Band E

Council Tax
Band: E
£2,982.20 25/26

Local Authority
Aylesbury Vale

The 
Collection
TOWN | COUNTRY | EQUESTRIAN



Greenacres Farmhouse, Leighton Road, Northall, LU6
Guide Price £1,500,000.00 Freehold

Greenacres Farmhouse, Leighton Road, Northall, LU6

A delightful period farmhouse dating from around 1890 in a fantastic rural setting with self-contained annexe, sitting in landscaped gardens with gated access. This superb property is ideal for multigenerational living, or as workspace or potentially air B&B accommodation.

Description

The gravelled driveway leads to extensive courtyard parking. The main house is accessed from the front via a porch leading to the entrance hallway where there is a cloakroom for guests and stairs lead to the first floor. The main drawing room is a splendid double fronted room with matching bay windows with seating and is beautifully light and spacious with a log burning fire. An open plan kitchen/dining room with Aga opens into a conservatory overlooking and with access to, the walled garden. There is a comfortable family room/snug with log burner. Completing the ground floor there is a utility room, walk in pantry and laundry room with WC. Upstairs the main bedroom has a dressing room as well as an ensuite shower room. Double doors to a Juliette balcony enables views towards Dunstable Downs. Off the first floor landing there are three more bedrooms, a study and a family bathroom including a roll top bath. There is a further balcony with space for seating and further views. The annexe has been well converted and now provides extremely versatile single storey accessible living with a large kitchen/breakfast room, separate sitting room and two bedrooms one with ensuite shower room and a family bathroom. All rooms have a rural outlook over fields to the rear. In addition, there is a large office with shower and toilet, with separate access ideal for home working or extra accommodation. There is a good-sized double garage with additional store, a very useful freestanding gym with sliding doors. as well as a garden shed and greenhouse.

The gardens are a fantastic feature of this lovely home. With security gated access, the gardens surround the house and annexe so there is always interest and sunlight all day round in different areas of the property. Immediately adjacent to the house there is a delightful walled garden area with pergola and sunny patio area. To the front there is a formal lawned garden extremely private due to a well-maintained laurel hedge surround. The vegetable garden for the keen kitchen gardener has raised beds as well as productive fruit trees, a fruit cage and the greenhouse for propagation.

NOTE: The property was formerly a small private hotel and subject to further change of use it may continue to offer potential for hotel/B&B use in the future

Location

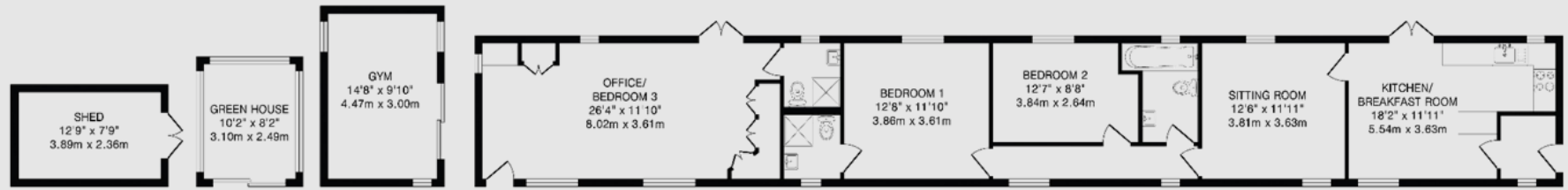
Northall is a very popular village close to Dunstable Downs and has its own village hall and pub. Local primary schools are a short distance away in Edlesborough and Dagnall. Good grammar and secondary schools are available in Aylesbury or at the Cottesloe School in Wing. Local amenities include Whipsnade zoo, Ashridge Park for woodland walks and the Dunstable Downs including a local flying and gliding club. Both Luton airport and the M1 motorway are easily accessible by car. Both Tring and Leighton Buzard train station are close by.





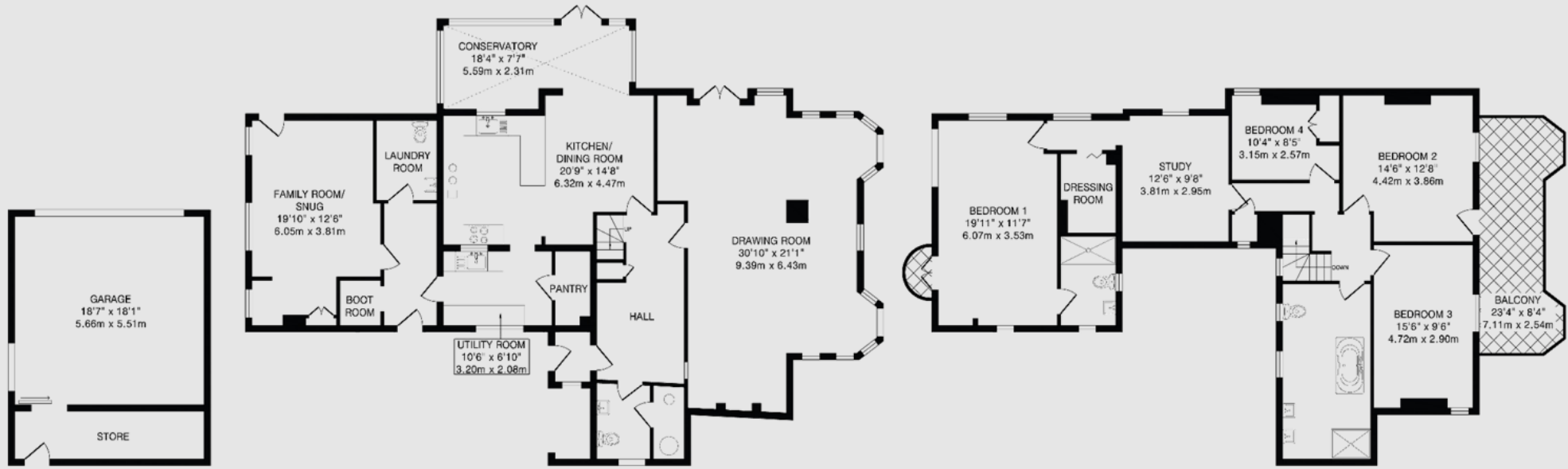
Important Information

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Outbuildings
328 sq.ft.(30.5 sq.m)approx.

Annexe
1140 sq.ft.(105.9 sq.m)approx.



Garage
442 sq.ft.(41.0 sq.m)approx.

Ground Floor
1653 sq.ft.(153.6 sq.m)approx.

First Floor
1165 sq.ft.(108.2 sq.m)approx.

TOTAL FLOOR AREA: 4728 sq.ft.(439.2 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

