



The Old Barn, Bedmond Road, Abbots Langley  
£850,000

proffitt  
& holt







## The Old Barn, Bedmond Road

### Abbots Langley

Sold without the complications of an onward chain, Proffitt and Holt are pleased to bring to the market this rarely available barn conversion, situated in a secluded and exclusive turning, which is also conveniently located within only a couple of minutes walk from Abbots Langley High Street and local schools. Boasting a wealth of character features, such as exposed beams vaulted ceilings and floor to ceiling windows, this is an excellent opportunity to purchase a part of Abbots Langley's history.

Despite the character nature of the property, the accommodation itself is well designed and offers a welcoming and spacious modern layout, which would suit most families. To the ground floor, there is a welcoming entrance hall with adjacent shower room and separate utility room. From here, you can access both the kitchen/breakfast room and main living space. The kitchen has been fitted in a traditional design and boasts plenty of worktop and cupboard space, as well as room for a range of appliances, whilst the dining space is a lovely area with floor to ceiling windows and double doors leading through to the living room. The living space is a large, sprawling room with a wonderful outlook over the gardens with double patio doors leading directly out. Additionally, there is a wood burning stove and doors leading to both the home office and conservatory. To the first floor, a large open landing space with vaulted ceilings gives access to all 4 of the bedrooms and the family bathroom. All 4 bedrooms are comfortable doubles, with the main bedroom being particularly large and offering wonderful vaulted ceilings, as well as large, dual aspect windows which flood the room with light.

Externally, the house excels. The rear garden is a lovely and private space measuring far in excess of 100ft. The large patio area flows directly out from the house, whilst the remainder is laid to lawn with established borders. Side access leads you to the front of the house where you overlook an attractive square, with residents parking and your own double garage. This brilliant asset has power, lighting and electric remote operated doors, as well as a rubber floor, making it a brilliant space to be used a home gym or workshop if it's not required for parking.

Viewing is highly recommended to appreciate the character and unique charm this wonderful home offers.





## The Old Barn, Bedmond Road

Abbots Langley

Abbots Langley has a number of local shops and amenities catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Upper Chain
- Barn Conversion
- Character Features Including Exposed Beams
- Double Garage
- Ground Floor Shower Room
- Utility Room And Home Office
- Secluded Location Within Short Walk Of Abbots Langley High Street
- Private Garden Measuring In Excess Of 100FT
- Floor To Ceiling Windows







*For broadband and mobile speeds see:*

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## General Information

### Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





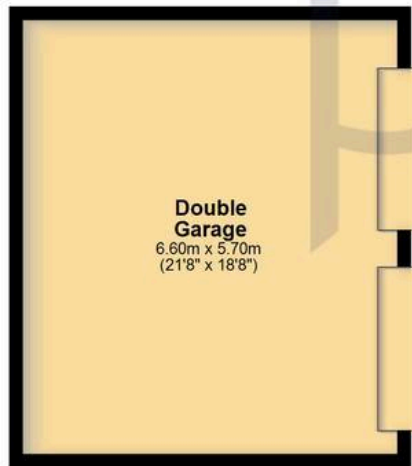






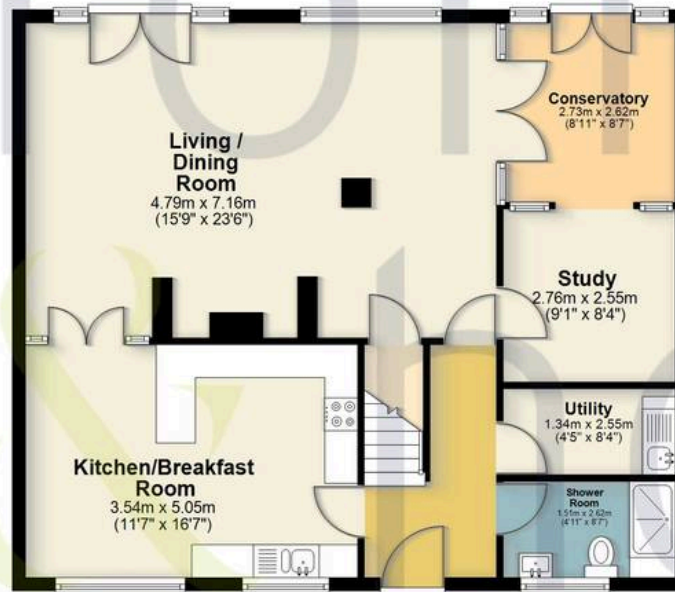






### Ground Floor

Approx. 121.2 sq. metres (1304.4 sq. feet)



### First Floor

Approx. 66.2 sq. metres (713.0 sq. feet)



Total area: approx. 187.4 sq. metres (2017.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.







## Proffitt & Holt

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

