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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
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Temptation comes in many forms...



Abbots Langley

PRICE GUIDE £1,100,000

Abbots Langley

PRICE GUIDE

£1,100,000

A unique barn conversion positioned in a peaceful, set-back position with an abundance of character features and an exceptionally flexible layout to include five bedrooms, three bathrooms and four reception rooms over two floors along with a good sized garden with large garden cabin. Measuring 3,000 sq ft in total.



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Bedmond Road, Abbots Langley, WD5

Approximate Area = 2656 sq ft / 246.7 sq m
Outbuilding = 353 sq ft / 32.7 sq m
Total = 3009 sq ft / 279.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Sterling Homes. REF: 1286765



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A rare chance to purchase a totally individual barn with flexible accommodation.



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Ground Floor

The property is very flexible and could be divided into the main house and a one bedroom self contained annex should this be a requirement! The main front door opens to the entrance hall which has stairs rising to the first floor landing and doors opening to the ground floor accommodation. There is a ground floor shower room to the right hand side and a dedicated utility room. To the left hand side a door opens into the kitchen which is fitted with a range of base and eye level units and is perfectly located with the dining room coming directly off it. The dining room has a window to the front and leads through to another reception room which has a door opening to a second utility room and a door opening to the front. From here a second staircase rises to the second landing area which has a balcony overlooking the dining room and a door opening to the fifth bedroom with en-suite bathroom. Directly at the rear of the property is a large principal reception room with exposed brickwork chimney breast with wood burning stove inset and a glass wall and door opening to a dedicated study. There are a range of exposed timbers to the ceiling and the walls.

First Floor

A good size landing area has doors opening to the main four bedrooms and to the family bathroom which is fitted with a white three piece suite. The main bedroom is dual aspect with windows to the front and rear and Velux window allowing natural light to flood this space. The main bedroom also boasts two sets of fitted twin wardrobes.

The Outside

Directly to the front of the property is a shingle driveway providing parking for several cars. There is a door to the side and a door opening to the entrance hall. The rear garden is absolutely delightful and backs and sides directly onto countryside. With a large Indian sandstone patio area directly to the rear of the house, the main part of the garden is laid to lawn with mature shrubs and herbaceous planting to both side boundaries. At the rear is a large timber framed garden cabin which also has a wood burning stove, power and light.

The Location

Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspeare was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159). Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World, the movies were also filmed here at the studios. Our village has a choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead. Kings Langley mainline station is only a short drive from the property while Watford Junction is also close by, Junction 20 of the M25 is two miles and Junction 6 of the M1 is three miles. All distances are measured approximately from our office.

Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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