



HUNTERS[®]
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Cedar Barn, Hollingdon, Leighton Buzzard, LU7 0DN

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£900,000

- BARN CONVERSION
- TWO EN-SUITES AND FOUR PIECE FAMILY BATHROOM
- UTILITY ROOM
- VILLAGE LOCATION
- NO UPPER CHAIN
- FOUR DOUBLE BEDROOMS
- AMPLE SIZED GARDEN WITH PICTURESQUE VIEWS
- OPEN PLAN LIVING
- BEAUTIFULLY PRESENTED
- CAR PORT PARKING

This beautifully presented four-bedroom barn conversion is set within the idyllic village of Hollingdon, surrounded by picturesque countryside and offering an exceptional blend of character, space, and modern living. Finished to a high standard throughout, the property delivers a unique lifestyle opportunity in a highly sought-after rural setting and is offered with the added benefit of NO ONWARD CHAIN.

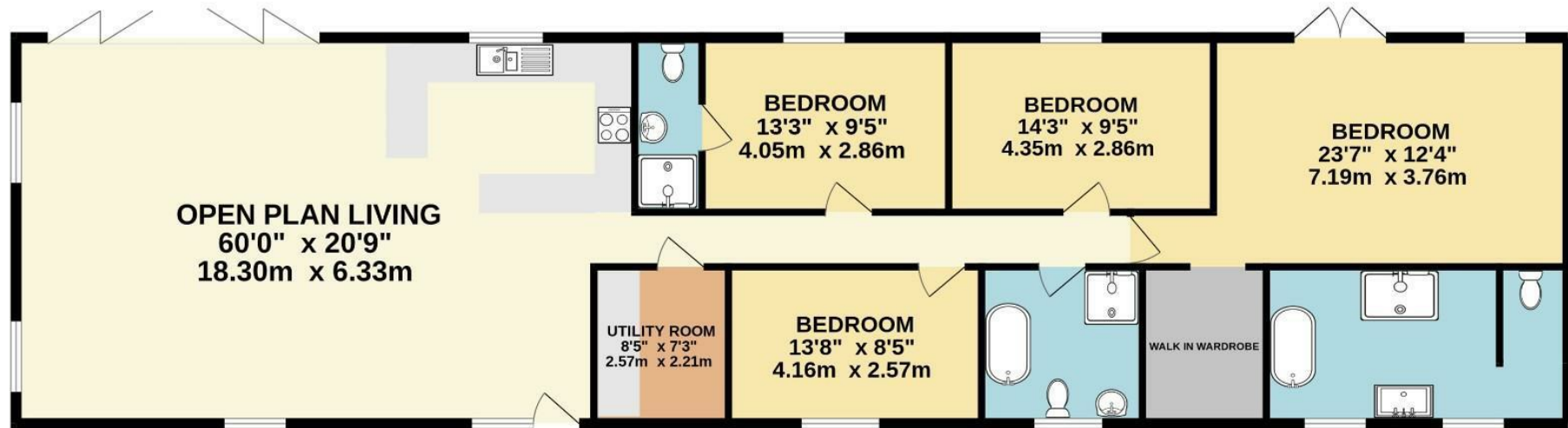
At the heart of the home is the stunning open-plan lounge and kitchen, showcasing vaulted ceilings, exposed character, and a charming log burner that creates a warm and inviting focal point. Bi-folding doors open directly onto the rear garden, allowing natural light to flood the space and seamlessly connecting indoor and outdoor living. The kitchen is superbly appointed with a range of floor and wall mounted units, complemented by elegant quartz worktops, providing both style and practicality—perfect for entertaining and everyday family life.

The main bedroom is a true standout feature, offering a generous and tranquil retreat. Beautifully presented, it benefits from French doors opening onto the rear garden and a luxurious four-piece en-suite bathroom, creating a private, hotel-style suite. Three further well-proportioned double bedrooms provide ample accommodation for family, guests, or home-working needs, all served by a contemporary family bathroom. A separate utility room adds further convenience and storage.

Externally, the property continues to impress. The generously sized rear garden is mainly laid to lawn and features a decked seating area, ideal for outdoor dining and relaxation, along with a hot tub—perfect for unwinding while enjoying the surrounding countryside views. To the front, the property benefits from a carport and ample driveway parking for multiple vehicles, making it ideal for families and visitors alike.

GROUND FLOOR

1738 sq.ft. (161.4 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency 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		
	72	85
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		
England & Wales		
EU Directive 2002/91/EC		













