



Kennedy & Co.

The Barn House, Stratford Road,
Sandy

SG19 2AB

EPC: C

O.I.E.O £700,000

- Extremely Rare Opportunity In Highly Sought After Premier Location
- Six Bedroom Barn Conversion
- Over 3000sq ft of Accommodation
- Fantastic 35ft x 19ft Modern Kitchen/Diner/Family Room
- Four Further Generous Reception Rooms
- Utility Room & Laundry Room
- 23ft x 12ft Master Bedroom With En-Suite
- ¾ Of An Acre Plot



The Barn House represents an extremely rare opportunity to purchase a very spacious and individual six double bedroom barn conversion, occupying a very large plot of approximately 3/4 of an acre with a delightful stream, situated within Sandy's most highly sought after premier location, a quiet no through road in a semi-rural area within a short walk of the RSPB nature reserve and surrounding woodland.

This excellent property briefly boasts a generous 18ft x 12ft reception entrance hall with cloakroom, fantastic 35ft x 19ft modern kitchen/diner/family room, 20ft x 14ft sitting room, family room, 17ft dining room, study, utility room and laundry room all on the ground floor.

The first floor offers a generous open landing space, excellent 23ft x 12ft master bedroom with en-suite, guest bedroom with Jack & Jill en-suite bathroom, four piece family bathroom and four further double bedrooms.

Other benefits include zonal gas fired under floor heating and double glazing throughout.



Externally The Barn House occupies a much larger than average plot of approximately 3/4 of an acre, enjoying a delightful stream to the edge of the plot, plus ample off road parking for several vehicles, and a detached 21ft x 18ft double garage with power and light connected plus electric roller door.

The property would benefit from modernisation and improvement, and the majority of the home will need remedial works carried out internally. The plot will also need to be cleared and landscaped to be enjoyed. Therefore the property has been sensibly priced accordingly.

Early viewings to appreciate this wonderful property are strongly encouraged.

PARTICULARS

Double timber entrance doors leading to:

RECEPTION HALL

18' 2" x 12' 2" (5.54m x 3.71m) Under floor heating, built in double doored storage cupboard and built in single cupboard, stairs rising to first floor, communicating doors to:



CLOAKROOM

Obscure double glazed window to rear elevation, no suite currently in place and would need installing.

LOUNGE

20' 5" x 14' 9" (6.22m x 4.5m) Dual aspect room, two double glazed windows to front elevation and double glazed bi-folding doors to side elevation, under floor heating, door to:

FAMILY ROOM

12' x 11' (3.66m x 3.35m) Dual aspect room, double glazed windows to both rear and side elevations, under floor heating, laminated wood effect flooring.

UTILITY ROOM

9' 2" x 7' 9" (2.79m x 2.36m) Double glazed window to rear elevation, under floor heating, ceramic butler sink with solid wood work surfaces, space and plumbing for washing machine, space for tumbler dryer, wall mounted gas boiler, tiled flooring, doorway to:

LAUNDRY ROOM

9' 3" x 7' 9" (2.82m x 2.36m) Double glazed window to rear elevation, under floor heating, tiled flooring, freestanding hot water cylinder.

KITCHEN/DINER/FAMILY ROOM

35' 7" x 19' 3" (10.85m x 5.87m) Four double glazed windows to front elevation, under floor heating, re-fitted modern kitchen comprising two stainless steel sinks with mixer tap over, solid granite work surfaces, range of base units incorporating built in stainless steel oven, built in dishwasher with matching door, built in fridge/freezer with matching door, built in stainless steel microwave, space for 900mm cooker range, further range of wall mounted units incorporating stainless steel extractor hood, generous family area and ideal space for table and chairs, sunken spotlighting, wooden flooring, doorway to:

REAR RECEPTION HALL

24' 8" x 7' (7.52m x 2.13m) Double glazed window to rear elevation and double glazed French doors to rear elevation, under floor heating, wooden flooring, door to:

DINING ROOM

17' 9" x 10' 1" (5.41m x 3.07m) Double glazed sliding patio doors to side elevation, under floor heating, wooden flooring, feature vaulted ceiling, door to:

STUDY

9' 8" x 9' (2.95m x 2.74m) Double glazed window to side elevation and double glazed Velux window, under floor heating, wooden flooring, feature vaulted ceiling.

FIRST FLOOR

LANDING

Generous open landing space, double glazed window to rear elevation plus two double glazed Velux windows, under floor heating, communicating doors to:

MASTER BEDROOM

23' 5" x 12' 2" (7.14m x 3.71m) Double glazed window to front elevation and double glazed French doors leading to balcony (balcony needs recommissioning before use), under floor heating, laminated wood effect flooring, door to:

ENSUITE

Double glazed window to front elevation, under floor heating and heated towel rail, fitted three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring.

BEDROOM TWO

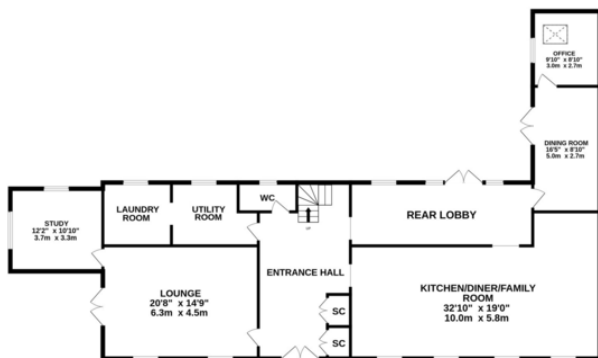
12' 8" x 11' 2" (3.86m x 3.4m) Dual aspect room, double glazed windows to both side and rear elevations, under floor heating, door to:

JACK & JILL ENSUITE

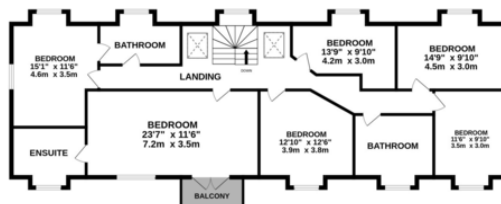
Double glazed window to rear elevation, under floor heating plus heated towel rail, fitted three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over, panelled bath with mixer tap and fitted shower over, tiled to all splash areas, tiled flooring, extractor fan, door to landing.



GROUND FLOOR
1840 sq.ft. (171.0 sq.m.) approx.



1ST FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



TOTAL FLOOR AREA: 3223 sq.ft. (299.5 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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EXTERNALLY

The property occupies a very generous plot of approximately 3/4 of an acre. It will require clearing and landscaping, but could become a truly fantastic garden with ample off road parking for several cars. Extensive raised timber decking area, and wonderful established trees and shrubs, plus a delightful stream which could be exposed and enjoyed, personnel door to:

DOUBLE GARAGE

21' 1" x 18' 7" (6.43m x 5.66m) Detached double garage, electric roller door, power and light connected, window to side elevation and Velux window, storage in roof eaves.

OUTSIDE W.C

Adjoining the double garage, double glazed Velux window, fitted two piece suite comprising low level W.C and wash hand basin with mixer tap, tiled flooring, tiled to all elevations.

OFFICE

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BEDROOM THREE

14' 1" x 10' (4.29m x 3.05m) Double glazed window to side elevation and double glazed Velux window, under floor heating, laminated wood effect flooring.

BEDROOM FOUR

11' 3" x 10' 4" (3.43m x 3.15m) Double glazed windows to both side elevation and front elevation, under floor heating, laminated wood effect flooring.

BEDROOM FIVE

13' 4" x 10' (4.06m x 3.05m) Double glazed window to rear elevation, under floor heating, laminated wood effect flooring.

BEDROOM SIX

12' 2" x 10' 9" (3.71m x 3.28m) Double glazed window to front elevation, under floor heating, laminated wood effect flooring.

BATHROOM

Obscure double glazed window to front elevation, under floor heating and heated towel rail, fitted four piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over, freestanding roll top bath with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring.

COUNCIL TAX BAND Tax band F

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements