

Ivy Lane | Great Brickhill | Buckinghamshire | MK17 9AH

Asking Price £1,350,000

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Set within approximately 1.41 acres with jaw dropping views, this six-bedroom barn conversion in Great Brickhill is available on the open market for the first time since the early 1980's, offering over 4000 square feet of spacious and versatile accommodation. With character features throughout, the accommodation is flexible with up to six bedrooms, three reception rooms, multiple bathrooms and a utility room. The extensive grounds feature mature trees, sweeping lawns, outdoor entertaining areas, a substantial barn currently used as a gym/party venue and a further double garage. Enjoying a peaceful village setting with excellent local amenities walking distance away, including schools (as well as being in catchment for grammar schools), cricket club and pub. Benefitting from excellent transport links to Milton Keynes and London by road and train from Leighton Buzzard to Euston in under half an hour.

- Impressive six-bedroom barn conversion family home in the sought-after village of Great Brickhill.
- Spacious and versatile accommodation measuring over 4000 square feet with character features throughout.
- Flexible living spaces with three large reception rooms and upto six bedrooms.
- Set within a generous 1.41-acre plot with beautiful countryside views.
- Extensive gardens with lawn areas and patios ready for entertaining and al fresco dining.
- Substantial 1500 sq ft detached barn, currently utilised as a private gym/party barn, offering further potential subject to necessary consents..

Welcome to Ivy Lane Farm

Ivy Lane Farm is not visible from the road which offers a feeling of privacy and seclusion as soon as you enter your grounds. The property occupies an impressive plot of approximately 1.41 acres, enjoying an elevated position along Ivy Lane in the sought-after village of Great Brickhill. The property is approached via a gated entrance opening onto a sweeping gravel driveway, which leads through to a substantial courtyard providing extensive off-road parking and access to the detached double garage and adjoining outbuildings.

The attractive red-brick barn conversion enjoys a charming, traditional appearance, complemented by slate-tiled roofs and a range of converted original cow sheds arranged around the courtyard. The generous grounds feature expansive lawns, mature trees and established hedgerows, creating a serene sense of space and privacy. The property's elevated setting is a particular highlight, offering far-reaching views across the surrounding Buckinghamshire countryside.

Entrance Hall

The property is entered via a welcoming entrance hall, which provides access to the kitchen/breakfast room, utility room, study and dining room.

















Dining Room
22'4" x 10'4" (6.81 x 3.17)
The spacious dining room is full of character, featuring exposed timber ceiling beams, wooden flooring and an attractive brick fireplace recess with a substantial timber mantel. A large picture window allows an abundance of natural light to fill the room whilst enjoying views over the gardens. Offering ample space for a substantial dining table, the room also benefits from a staircase rising to the first-floor sitting room. You have charming storage area currently utilised for wine, featuring exposed brick walls, timber ceiling beams and tiled flooring.

Sitting Room
23'5" x 18'8" (7.16 x 5.71)
The impressive first-floor sitting room is a particularly striking feature of the property, boasting a dramatic vaulted ceiling with exposed timber beams, complemented by wooden flooring throughout. A charming brick fireplace houses a wood-burning stove, creating a cosy focal point, whilst a large picture window floods the room with natural light and enjoys far-reaching views across the surrounding countryside.

Study
16'4" x 9'10" (4.98 x 3.02)
The study is a well-proportioned and versatile room, featuring exposed timber ceiling beams that add to the property's traditional character and history. Two windows allow plenty of natural light to fill the space, whilst offering views over the courtyard. An excellent size room perfect to allow two people to home work in comfort, alternatively the room would make an excellent second sitting room or play room.

Kitchen/Breakfast Room
16'0" x 12'7" (4.88 x 3.86)
The spacious kitchen/breakfast room combines traditional character with modern practicality, featuring exposed timber ceiling beams and attractive terracotta tiled flooring. The kitchen is fitted with a range of contemporary dark shaker-style wall and base units, complemented by solid wooden worktops and a traditional white AGA. Further features include a Belfast sink positioned beneath a large window overlooking the gardens, an integrated dishwasher and a wine cooler. Recessed ceiling spotlights provide additional lighting, whilst the generous breakfast area offers ample space for a family dining table.

Pantry
A generously sized pantry is conveniently located off the kitchen, providing ample additional storage space. A must in a substantial country family home.

Utility
The utility room provides a practical additional space in this large family home and offers space for the washing machine and tumble dryer, plus worktop surface space for managing washing in a busy household.

Bedroom One
16'4" x 14'11" (4.98 x 4.55)
Bedroom one is a generously proportioned double bedroom, featuring an attractive vaulted ceiling with exposed timber beams that add a wealth of character and charm. A dual aspect room with two large picture windows which allows plenty of natural light to fill the room whilst enjoying delightful views over the gardens and surrounding countryside. The room is comfortably carpeted and offers ample space for a super king-size bed and additional bedroom furniture.

Bedroom Two
15'1" x 11'8" (4.6 x 3.56)
Bedroom two is another generously proportioned and versatile double bedroom, featuring a vaulted ceiling with impressive exposed timber beams that add character and charm. A large picture window floods the room with natural light and enjoys lovely views across the surrounding countryside.

Bedroom Three
16'0" x 10'4" (4.88 x 3.17)
Bedroom three is a charming and well-proportioned double bedroom, featuring a vaulted ceiling with exposed timber beams that enhance the property's character. A large picture window allows plenty of natural light to fill the room, offering attractive views over the surrounding greenery and countryside beyond. The room also benefits from an extensive range of fitted wooden wardrobes.

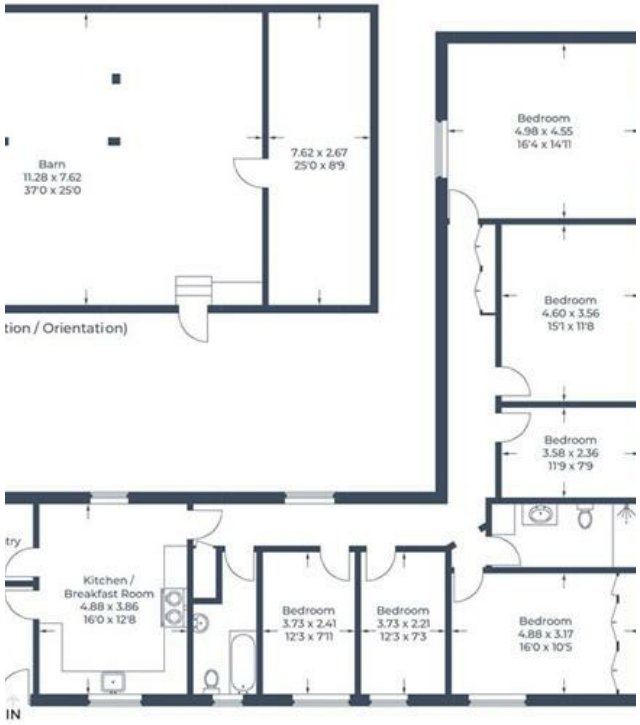
Bedroom Four
12'2" x 7'10" (3.73 x 2.41)
Bedroom four is a bright and inviting bedroom, featuring exposed timber beams that add warmth and character to the space. A large picture window allows an abundance of natural light to fill the room, whilst offering attractive views over the surrounding countryside.







Approximate Gross Internal Area
Ground Floor = 199.4 sq m / 2,146 sq ft
First Floor = 41.8 sq m / 450 sq ft
Barn / Garage = 138.2 sq m / 1,487 sq ft
Total = 379.4 sq m / 4,083 sq ft



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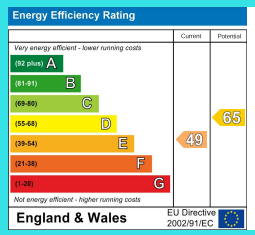

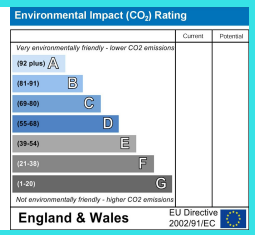

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