The Leys • 2a Chestnut Farm • Henlow • Bedfordshire • SG16 6PA

Guide Price £739,000

Charter Whyman

TOWN & VILLAGE HOMES

REMARKABLE REWORKING OF A PERIOD BARN
CHAIN FREE
PERIOD CHARM COMBINED WITH MODERN CONVENIENCE

THE PROPERTY

The Leys is one of the old barns originally belonging to Chestnut Farm and it is this barn that has been used to create the heart of this remarkable home. This means that you have the charm and character of a period property, with its exposed heavy timbers and brickwork and solid hardwood flooring, combined with all the convenience of a home for the modern family. The spacious and versatile ground floor provides a large sitting room with fire place, garden room, study and separate dining room with steps up to the fitted kitchen. A laundry and a cloakroom/WC complete the main accommodation.

The main landing on the first floor provides access to two double bedrooms, one with an en suite shower room, and the family bathroom. From the main landing, a vaulted landing, galleried above the kitchen, leads to a vaulted third bedroom. There is also a small study off the main landing, from which a staircase leads to the master suite on the second floor comprising vaulted bedroom and en suite wet room with shower.

In addition to the main accommodation, there is a self-contained annexe comprising living room with kitchen area, bedroom and shower room, ideal for relatives, teenagers or generating rental income.

The house benefits from sealed unit double-glazing throughout and gas fired central heating.

ATTRACTIVE COURTYARD STYLE GARDEN
VERSATILE SELF-CONTAINED ANNEXE
SOUGHT-AFTER VILLAGE LOCATION

THE OUTSIDE

The house is set in a plot measuring approximately 104' by 45'6" (31.8m x 13.9m) overall. To the front is block paved forecourt providing generous off-street parking. Double gates lead to a detached workshop/store.

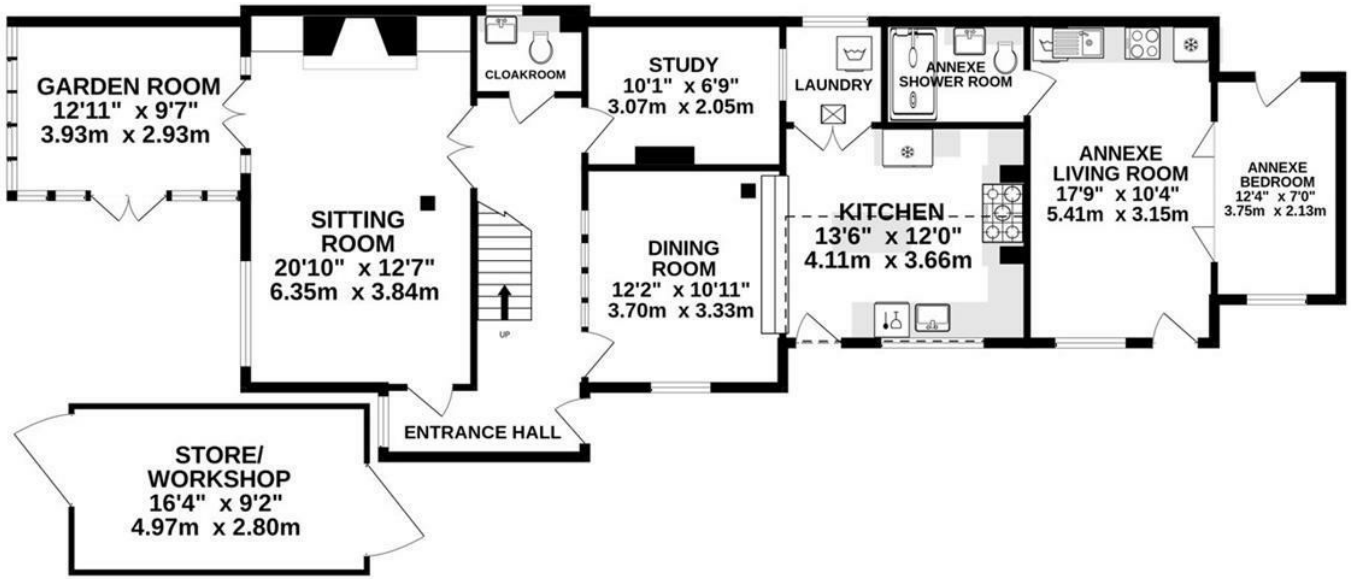
The rear garden is laid out in courtyard style; some 37'6" (11.45m) in depth, it is laid to a paved patio with adjoining artificial lawn incorporating a trampoline and ornamental trees.

THE LOCATION

Chestnut Farm is located towards the southern end of the sought-after village of Henlow on the borders of Hertfordshire and Bedfordshire, just 6.1 miles from Letchworth Garden City, 7.3 miles from Hitchin, and 13 miles from Bedford. Arlesey railway station is only 1.4 miles away and has ample parking. By car, Henlow is located just of the A507 between the A1 and the A6 and linking to the M1.

Henlow has two highly regarded schools, three pubs, including the 'gastro' Crown Pub and the award-winning real-ale Engineers Arms, and numerous parks and open spaces popular with families and dog-walkers alike. Henlow plays host to a wide variety of sports clubs and facilities, children's activities and clubs, and social events including a bi-annual summer ball. The village has a number of local shops and businesses including post office, hairdressers, Champneys health farm and Lakeside fishing centre. For those wishing to explore the countryside there is a wide variety of bridleways and walks linking Henlow to neighbouring villages.

GROUND FLOOR
1259 sq.ft. (117.0 sq.m.) approx.



THE TOTAL FLOOR AREA INCLUDES THE ANNEXE, BUT NOT THE WORKSHOP

TOTAL FLOOR AREA : 2574 sq.ft. (239.2 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area ***may*** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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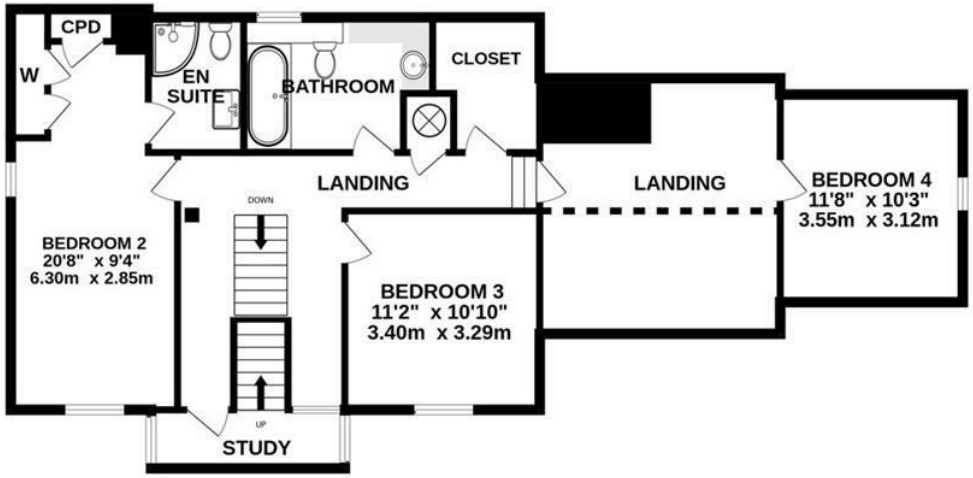
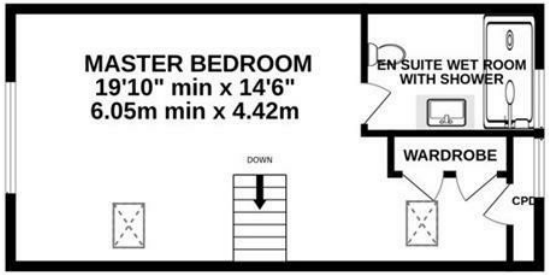
1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



2ND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



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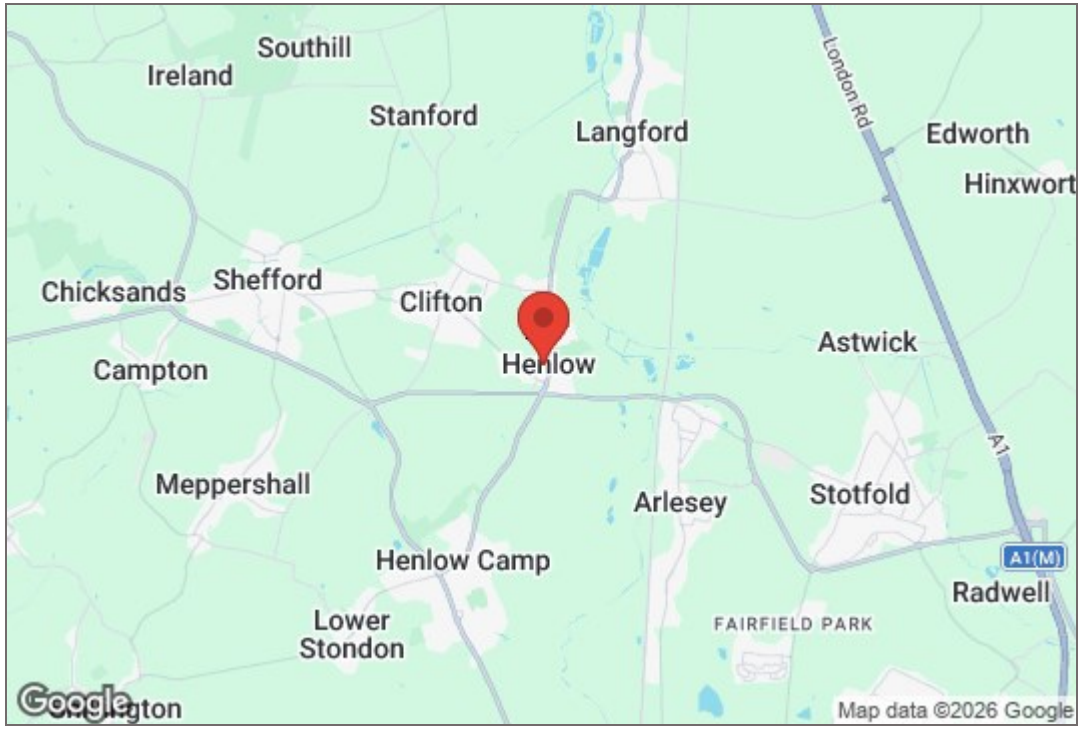
THE LEYS
2A
CHESTNUT FARM


Southill
Ireland
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Hinxwort
Chicksands
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Coach Rd
Park Ln
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Methodist Church
Elm Cl
Clifton Rd
Welch's Cl
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TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Period heavy timber frame and solid brickwork with modern cavity extensions, rendered and timber clad externally, under a pitched tiled roof.

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Three, EE, Smarty, ID Mobile, O2, Lycamobile & giffgaff claim 5G coverage, other providers 4G.

LOCAL AUTHORITY

Central Bedfordshire Council
Priory House, Monks Walk
Chicksands
Shefford
Bedfordshire SG17 5TQ

Tel: 0300 300 8301
www.centralbedfordshire.gov.uk

COUNCIL TAX

Band - F

CONSERVATION AREA

The property is not located within a Conservation Area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman
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