

Newport Road

, Hardmead, MK16 9JR

FINE & COUNTRY

The Old Byre Newport Road

Hardmead MK16 9JR

This superb single storey cottage style home has been developed to a very high standard, in no small way benefitting from the imaginative and creative input of the owners. It was they who commissioned the stylish conversion and refurbishment of this quality home from what was a very derelict barn. Their efforts have succeeded in creating a country home of immense character in a beautiful rural location. The dwelling has been designed to maximise both natural light and the outlook to the garden from the reception areas. The Grade II listed property sits in excess of 2.5 acres of garden and paddock land which is surrounded by open countryside and has planning approval granted for the erection of stabling.

The accommodation comprises: Entrance hall, Cloakroom, Sitting room, Dining room and Kitchen, Boot room, Utility room, Five bedrooms, the Master bedroom having an en suite shower room and dressing room and a guest bedroom also having an en suite facility. Family bathroom, Ground source underfloor heating, Open fronted garaging, formal gardens and additional paddock land.

About the property

Once into the spacious entrance hall the welcoming feel of the property becomes immediately apparent. A reassuringly comforting and rustic ambience is apparent as you step on to the engineered oak flooring and witness the gently rounded brick archway which leads through to one wing of the property. Turn to the right for the majority of the bedroom accommodation and turn to the left to find the reception areas. The hallway, as with most rooms in the property, has a vaulted ceiling and has a built in cupboard which accommodates the fixings for the ground source heating. The heating system is underfloor throughout.

The sitting, dining and kitchen areas are open plan to each other and seamlessly combined. Full height glazing is arranged along one wall allowing an abundance of natural light contributing to the expansive and airy impression gained as you walk into the room. Excellent aspects are available over the garden to the front with a further glazed door opening into the grassland to the rear. A range of exposed roof trusses which are visible to the ceiling create a fine feature. The kitchen area is well served for cabinets and drawer units. It is a hand painted kitchen installed by Christian Blake of Beautifully Bespoke kitchens in Bedford. The central island unit incorporates a butler sink and many more storage cupboards and drawer cabinets which are arranged under a granite work surface. Integrated to the kitchen are a dishwasher, oven, hob and fridge freezer. Extending from the reception areas, a hallway accesses a boot room and utility room which precede an additional bedroom or alternatively, study accommodation.

The other wing of the property offers five bedrooms, two with en suite facilities and also a family bathroom. The inner lobby leading to these rooms has discreet wall lighting and some exposed timbers. The Master bedroom suite has full height glazing to one wall and exposed ceiling timbers with a dressing area and large shower cubicle, fully tiled with a glazed screen. Exposed brickwork is visible to one wall. All bedrooms are capable of housing a double bed and all have vaulted ceilings and exposed beams. The Family Bathroom has a standalone slipper bath and discreet wall lighting. Exposed brickwork and timbers enhance the rustic appearance of this delightful amenity.





Outside

A private road leads to The Old Byre which has an open fronted garage with a personal door leading into the formal garden. An EV point is located in the garage. Additionally a double wooden gate opens into a gravel based parking area located within the walled garden. The slate roofed property is in red brick with arched definitions over the windows and doors. A blue brick walkway and seating area envelops the quadrangle lawn with an ornamental gate inserted to the red brick walling which encloses and privatises the garden areas. Elsewhere there is a fenced paddock defining the acreage and a further area of land which has been granted planning permission for stabling.

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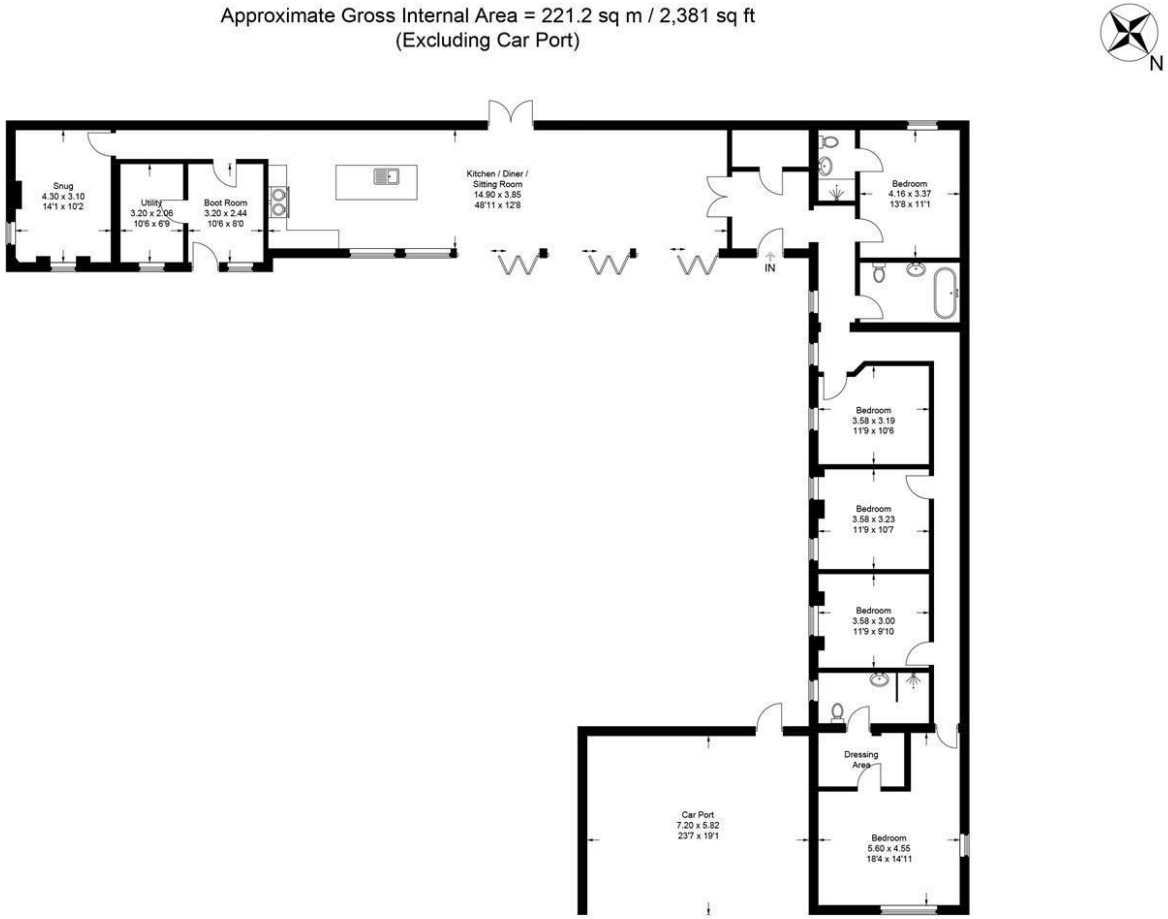








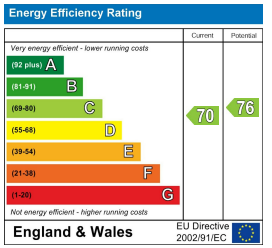
Approximate Gross Internal Area = 221.2 sq m / 2,381 sq ft
(Excluding Car Port)

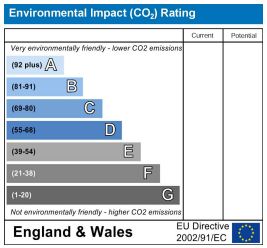


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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