

HERE TO GET *you* THERE

 bhd BANK HONGKONG & SHANGHAI COMMERCIAL BANK LIMITED HONG KONG & SHANGHAI COMMERCIAL BANK LIMITED HONG KONG & SHANGHAI COMMERCIAL BANK LIMITED	Branch 7 THE RIVE, DATCH BAY
Branch PLANNING PROPOSAL, STAGES CONVERSION TO 3 BED DWELLING	Unit A1 1000
PLANNING	Project Code 2028
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Barn Three The Rye, Eaton Bray, Dunstable, LU6 2BQ

Offers In Excess Of £650,000

**** BUY OFF-PLAN****

Set within a private and exclusive development of just three individually designed barn conversions, this exceptional three-bedroom home combines timeless rural charm with high-spec modern living. Surrounded by open countryside on the edge of the sought-after village of Eaton Bray, this brand new conversion is being finished to a premium standard, offering space, character, and quality in equal measure.

The heart of the home is a striking open-plan kitchen, dining and living space—perfectly suited to both everyday life and entertaining. A bespoke solid oak kitchen brings warmth and craftsmanship, while elegant bifold doors lead directly out to the patio and an exceptionally large private garden, creating seamless indoor-outdoor flow. Vaulted ceilings and large windows enhance the sense of space and natural light, showcasing the barn's character and countryside setting.

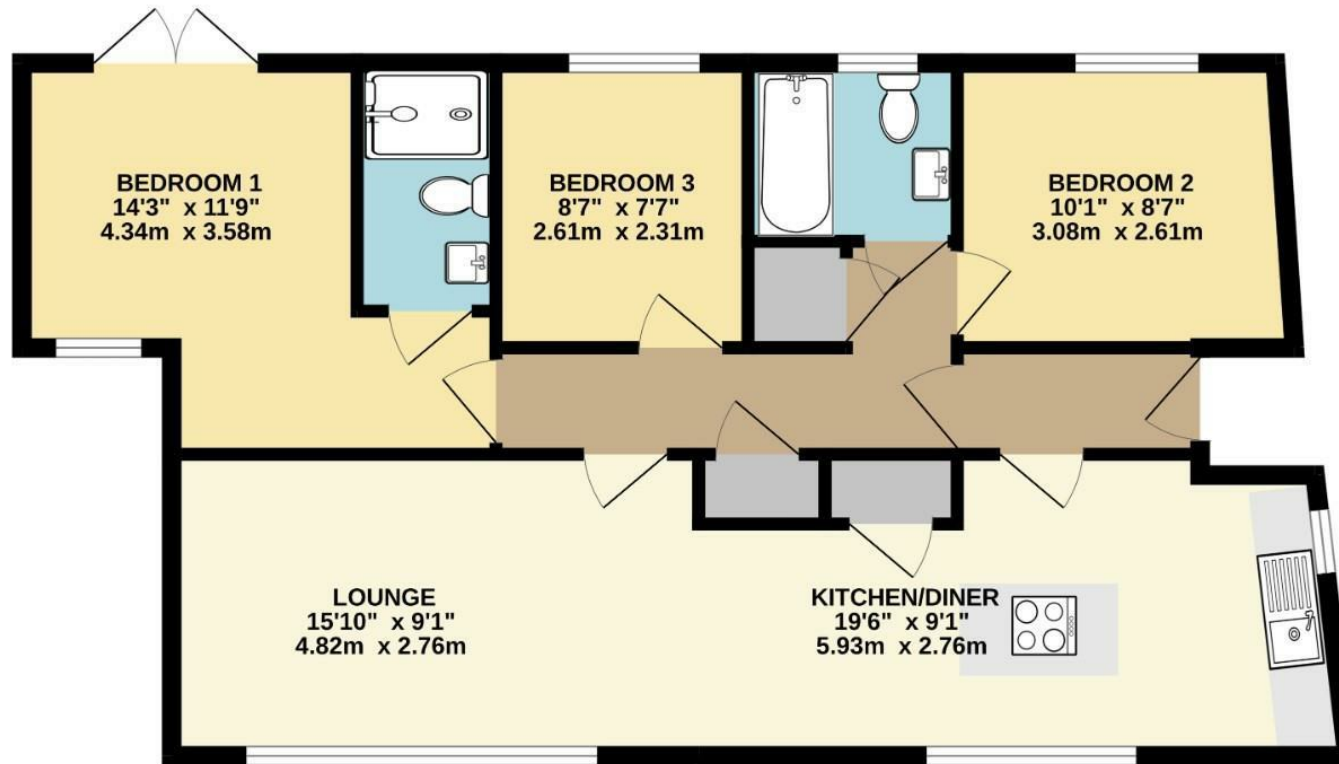
The main bedroom features a beautifully appointed en-suite shower room, while two further well-proportioned bedrooms are served by a stylish family bathroom. All rooms have been thoughtfully laid out to maximise comfort, light, and usability.

Externally, the property benefits from driveway parking and a private, enclosed garden that offers rare scale for a new home—ideal for families, entertaining, or simply enjoying the tranquillity of the surroundings.

Located in a peaceful semi-rural position, yet conveniently close to local amenities, countryside walks, and excellent road and rail connections, this is a unique opportunity to own a truly special home. Completion is expected Spring 2026—early reservation is highly recommended.

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GROUND FLOOR



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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