



Castles

THE BARN
Shootersway, Berkhamsted, HP4 3TY

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£1,200,000
(Freehold)

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An exquisite four bedroom detached barn conversion nestled within the serene embrace of an area of outstanding natural beauty



This captivating property, set on a plot approaching half an acre, offers an enchanting blend of period features, contemporary living, and stunning countryside views. With easy access to Berkhamsted High Street, Tring, and Chesham, The Barn is a harmonious fusion of rustic charm and modern convenience. As you step through the entrance, you'll be greeted by a warm and inviting atmosphere. Exposed wall and ceiling timbers throughout the home evoke a sense of history and character that is truly enchanting. The ground floor features an expansive open-plan kitchen, dining, and living area, perfect for family gatherings and entertaining. Adjacent, you'll find a convenient utility room and a spacious master bedroom with a luxurious ensuite bathroom. Ascend the stairs to the first floor, and you'll discover a generous landing offering magnificent view of the adjacent fields. This level boasts two sizable double bedrooms, one of which includes its own ensuite, as well as a versatile single room currently utilised as a study. A well-appointed family bathroom ensures convenience for all. However, the true gem of the first floor is the exceptional living room, adorned with beautiful beams, a feature fireplace, and breathtaking panoramic views of the surrounding countryside. Outside, a meticulously tended garden provides a tranquil oasis to relax and enjoy the natural surroundings. The garden also hosts a remarkable home office, complete with French doors, electricity, and a separate storage area. Additionally, a double garage with a studio/gym space above provides ample room for hobbies or fitness enthusiasts.

Specifications

- 4 BEDROOMS
- 2 RECEPTIONS
- 3 BATHROOMS
- DETACHED HOUSE
- GARDEN
- DRIVEWAY
- DOUBLE GARAGE
- RURAL LOCATION



The Barn is not just a home; it's an escape into a world of timeless elegance and natural splendor



A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Dutchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: G
EPC Rating: C



Total area: approx. 278.8 sq. metres (3000.5 sq. feet)
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanIt.

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