



Castles

POPLAR FARM
High Street, Eaton Bray, LU6 2DN

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Guide Price
£1,250,000
(Freehold)

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Poplar Farm is a magnificent property steeped in history and beautifully renovated to the highest of standards. This double-fronted farmhouse, built in 1845, offers a unique blend of classic charm and modern luxury, nestled in the heart of Eaton Bray



As you approach the iconic property, a central path leads you to a picturesque porch with a seating bench perfectly positioned between bay windows. The exterior is adorned with original features, including sash and bay windows, adding to the property's character and charm.

Poplar Farm is a true gem, meticulously renovated with attention to detail and a commitment to preserving its historic charm. This home offers a rare opportunity to own a piece of history while enjoying the comforts of modern living. Don't miss your chance to make this remarkable property your own.

Step through the spacious entrance hall, adorned with a stunning stained glass sash window as you go inside and discover the true essence of this remarkable home.

Specifications

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

The dining room, featuring a captivating fireplace and French doors leading to the garden, is ideal for more formal dining but could also be used as a family room. The lounge boasts a bay window that fills the room with natural light, highlighting the open fireplace, perfect for quiet evenings. The kitchen family diner boasts bay windows with built-in shutters, creating a bright and inviting atmosphere. The kitchen features a remarkable 6-seater island with a built-in wine fridge, a Rangemaster oven, and a sunken sink. An additional feature fireplace adds warmth and character to this extraordinary room. A rear lobby provides convenient access to the utility room and doors leading to the rear garden. The utility room and downstairs toilet completes this practical and functional space.

This home provides a tranquil retreat from the bustling world outside.

Upstairs, the dual aspect master bedroom boasts natural light and benefits from a refitted en suite with a walk-in shower. The property also features a luxurious four-piece family bathroom, ensuring comfort and convenience for all. With a note to the history of the property the servants bell is still sat in the landing.

Outside, spread across approximately half an acre, the stunning garden features a sunken pond, a walled patio area, and a natural well that provides water for the garden's flourishing greenery. The shingled driveway offers ample parking space for numerous cars. The garage, equipped with double opening doors, power, and light, provides secure storage and potential for further development along with an external storage room which again offers scope for additional accommodation if required.







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

We are lucky to be situated on the borders of Bedfordshire and Buckinghamshire, with views of the area which extend from Eaton Bray into the parish of Edlesborough and outlying villages.

The name 'Eaton' derives from the old English 'eitone', meaning 'farm by a river'. In the Domesday Book it was listed just as Eitone while 'Bray' comes from Sir Reginald Bray and the family that once owned the manor located at what is today 'Park Farm'. At one time Eaton Bray had a moated castle at the farm and what remains of it is now open to the public for fishing.

The village also houses the 'Coffee Tavern' which was built by a teetotal vicar of the parish to encourage the villagers out of the local public houses and was financed by the Wallace family known for their nurseries which grew famous carnations. Many of the roads in the area are named after them.

Edlesborough is next to Eaton Bray, just over the county boundary in Bedfordshire – about 3 miles (5 km) west-south-west of Dunstable. It offers easy commuting with train

travel times from nearby Cheddington to London Euston around 45 minutes. Luton Airport is just over 8 miles away.

There are also good education opportunities with the Eaton Bray and Edlesborough Academies nearby for primary schooling while the area is within the catchment for a number of good secondary schools.

As well as the village of Edlesborough itself, the civil parish also includes the hamlets of Dagnall, Northall and part of Ringshall. Hudnall was transferred in 1885 to the parish of Little Gaddesden in Hertfordshire. Other villages in the area include Totternhoe, Slapton, Northall, Whipsnade – famous for its zoo-, Studham and Invinghoe Aston.

All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

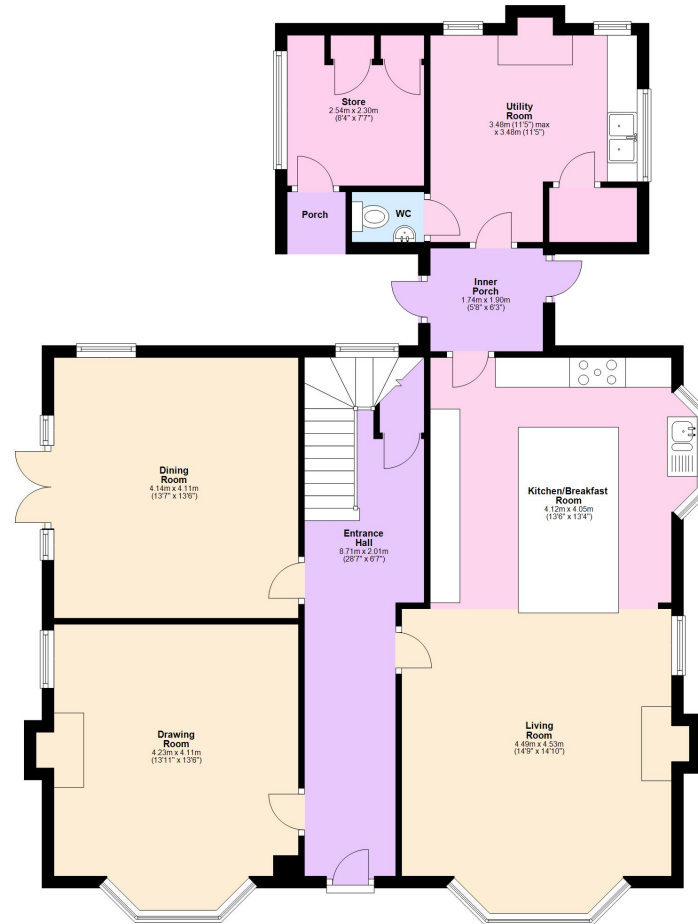
Please Note:

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

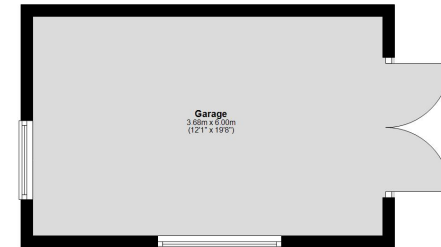
All measurements are approximate and photographs provided are for guidance only.

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

Ground Floor
Approx. 114.5 sq. metres (1232.3 sq. feet)



Outbuilding
Approx. 22.1 sq. metres (238.0 sq. feet)



First Floor
Approx. 90.5 sq. metres (974.0 sq. feet)



Total area: approx. 227.1 sq. metres (2444.4 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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