



Castles

RICHMOND COURT
Eaton Bray, Bedfordshire

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Guide Price
£850000
(Freehold)

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Castles Estate Agents are proud to represent this truly magnificent 17th Century Grade II listed barn conversion, offering over 2,500 sq. ft. of extraordinary living space, tucked away along a private road in the highly sought-after village of Eaton Bray



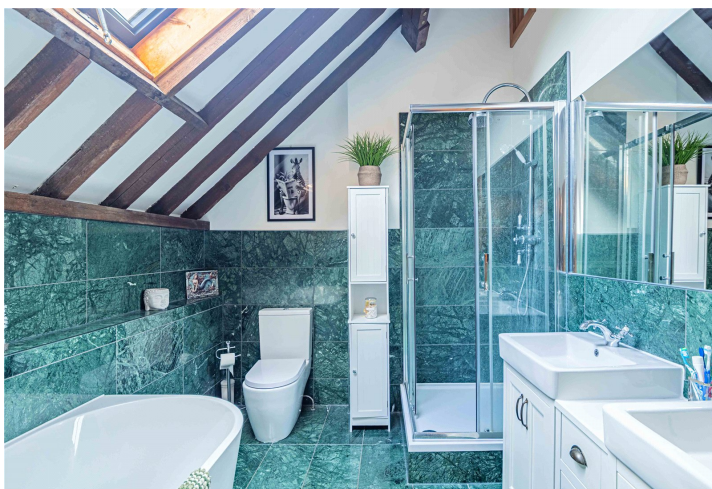
Originally built as a grain store, this remarkable building was transformed in 2004 into a breathtaking family home, combining centuries-old character with contemporary design. The result is a one-of-a-kind property where soaring vaulted ceilings, original exposed beams and dramatic architectural features create an unforgettable sense of space and style. At the heart of the home lies a spectacular open-plan living area, bathed in natural light and framed by its towering roofline and historic timbers. Floating above this extraordinary space is the striking suspended glass and oak walkway, a bold, show stopping feature that links the upstairs bedrooms while giving uninterrupted views across the living space below. A striking glass-panelled bridge forms a dramatic centrepiece, linking spaces with elegance while providing access from the main living area to the kitchen/breakfast room, a cosy sitting room with a corner log burner, and a versatile reception room that can serve as a snug or extra bedroom. Upstairs, a mezzanine study overlooks the living space, and the principal bedroom stands out with a vaulted ceiling, exposed beams, and en-suite, while the remaining bedrooms are equally inviting and share a stylish family bathroom. Outside, a five-bar gate leads to a gravel driveway with ample parking, a storage shed, and gardens designed for relaxation and entertaining. To the rear, a contemporary garden with a covered patio and decked walkways is complemented by a country-style garden with raised beds, winding paths, and a historic sunken pond.

Specifications

- EXCEPTIONAL FAMILY HOME
- THREE DOUBLE BEDROOMS
- WRAP ROUND GARDENS
- GRADE II LISTED
- CHARACTER FEATURES
- WOOD BURNER
- PARKING FOR MULTIPLE VEHICLES
- MEZZANINE OFFICE AREA
- EN-SUITE TO TWO BEDROOMS



The gardens are simply enchanting, thoughtfully designed to create multiple areas for relaxation and entertaining



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.

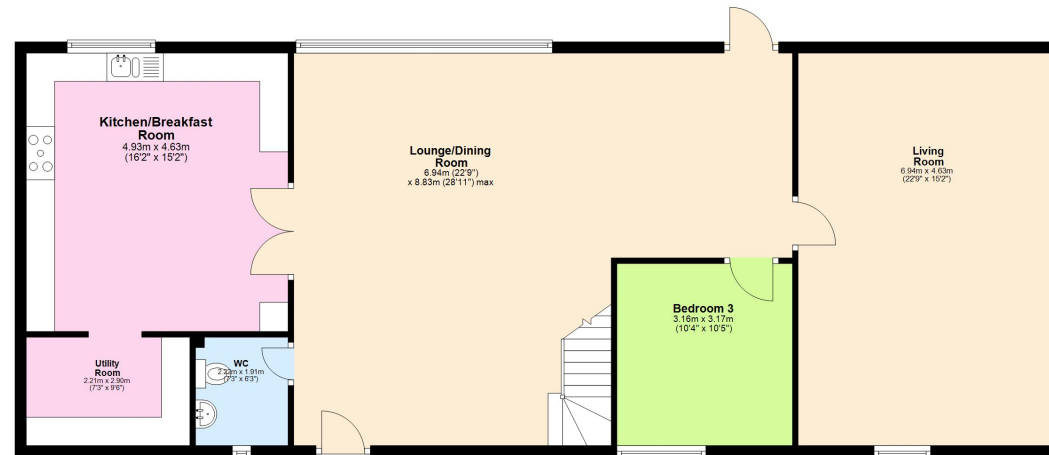
Tenure: Freehold

Council Tax Band: F

EPC Rating: Exempt

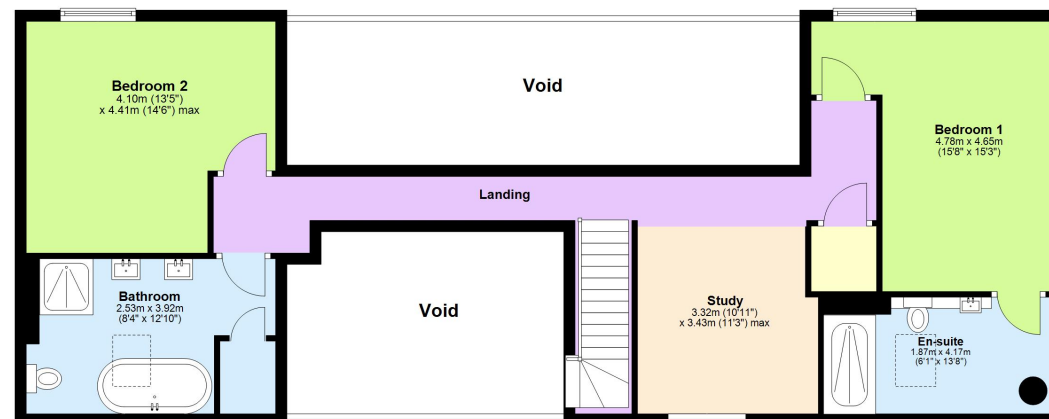
Ground Floor

Approx. 128.9 sq. metres (1387.5 sq. feet)



First Floor

Approx. 80.5 sq. metres (866.1 sq. feet)



Total area: approx. 209.4 sq. metres (2253.6 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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