



Honeysuckle Barn, Poplars End, Herne Poplar Farm,  
Park Road, Toddington, LU5 6HQ  
Price £875,000 Freehold



A stunning three-bedroom barn conversion, this property boasts charming character features and is situated within a small, gated development in a peaceful rural setting. Surrounded by open countryside, it offers serenity while being conveniently located near the large village of Toddington.





# Poplars End

Herne Poplar Farm, Park Road, LU5  
6HQ



Agents Note: There is approximately a £60 per month maintenance charge for the upkeep of the electric gates, driveway and landscaping payable to the resident's association.

Toddington is a large village and civil parish in the county of Bedfordshire, England. It is situated 5 miles north-north-west of Luton, 4 miles north of Dunstable, 6 miles south-west of Woburn. It is built around a large village green, which sits the parish church and several pubs and eateries as well as local amenities. Both the M1 and A5 are easily accessible with the Dunstable Bypass taking away heavy traffic from the M1.





You are welcomed into the property through double doors leading to a spacious, open plan living, dining, and kitchen area. This impressive space features solid wood flooring, vaulted ceiling, and exposed beams and trusses, creating a stunning blend of rustic charm and contemporary living. Four double glazed windows at the front and one at the rear allow natural light to flood the room. At one end, a striking brick fireplace with an inset log burner serves as a focal point, while at the other, the kitchen is fitted with a range of wall and base units, complemented by luxurious granite work surfaces and a selection of integrated appliances.

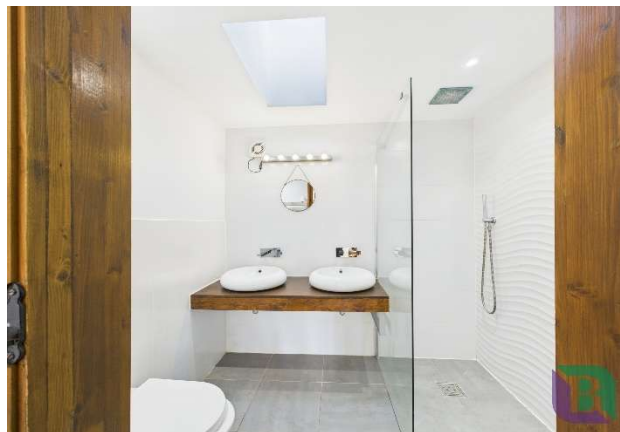
From the open plan living space, a door leads to a hallway that is elegantly partitioned by wood and glass, maintaining a connection to the living area. A second door opens into an inner hallway, providing access to a cupboard (housing the boiler and hot water cylinder) and the three bedrooms and bathroom.

The primary bedroom is generously sized, featuring solid wood flooring. A door leads to the en-suite, which is enhanced by a skylight for natural light. The en-suite is stylishly appointed with twin circular wash basins, a walk-in shower enclosure, and a WC.

The two additional double bedrooms also boast solid wood flooring, vaulted ceilings, and exposed beams, with one benefiting from fitted wardrobes. The main bathroom with a skylight and a stylish three-piece white suite, including a free-standing bath.

You enter the development via electric wrought iron double gates. The property itself has a front garden which laid to lawn and double wooden electric gates accessing the block paved driveway to the rear which also leads to the parking and two garages, both with up and over doors and power and light connected. The large rear garden is enclosed by fencing and brick walling, a block paved patio area and the remainder mainly laid to lawn.





Energy Efficiency Rating	
Best energy efficient (lowest heating costs)	Current Potential
A	99
B	91-95
C	81-85
D	69-75
E	55-65
F	45-50
G	35-40
Worst energy efficient (highest heating costs)	
England & Wales	
EU Directive 2002/91/EC	

## Notice

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 for guidance only.



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