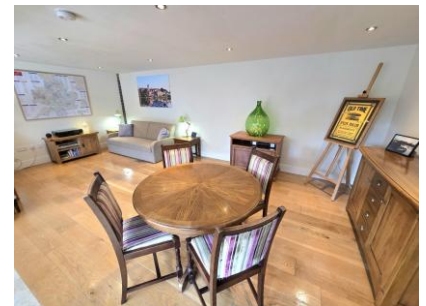




Layco

Your Property, Your Service



Rowden Farm Barns

Ledburn

- Private Gated Development
- South Facing Garden
- Easy Access To Mainline Train Stations - Leighton Buzzard And Cheddington
- Four Piece Family Bathroom Plus Ground Floor Cloakroom
- Ground Source Heat Pump - Lower Running Costs!
- Wonderful Grounds Including Access To Use An Allocated Allotment

£425,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG

Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk

<https://www.laycoproperties.co.uk>



**** CHAIN FREE **** A simply stunning two double bedroom barn conversion, situated in a gated development with open plan living accommodation, South facing garden, carport and grounds that include a pond and use of an allocated allotment.

The home is presented in very good condition throughout and an internal viewing is highly recommended to fully appreciate the finish to the property along with the wonderful, peaceful location. The home also benefits from fibre broadband so is ideal for anyone needing to work from home.

Accommodation:

A light and airy entrance to the property with vaulted ceiling leading through to the living/kitchen room. There is a downstairs cloakroom fitted with a white WC and hand basin.

The kitchen area is fitted with a range of units with worktops above, sink and drainer unit plus integrated microwave. Appliances such as; fridge/freezer, oven, dishwasher and washer/dryer can all be included in the sale.

The ground floor is open plan and there is a large space for a dining area and sitting area. Stairs leading to the first floor with under stairs storage cupboard.

Upstairs there is a large storage cupboard housing the water tank and heating system, galleried landing overlooking the entrance allowing natural light to pour in and doors to the bathroom and bedrooms.

The bathroom is fitted with a four piece suite comprising; WC, hand basin with storage beneath, shower cubicle and bath.

The two bedrooms are both double rooms with fitted storage to the main bedroom and velux windows.

Outside:

The home boasts a private, South facing garden with patio area and lawn. There is an outside tap, outside sockets and secure bike storage units which may be available by separate negotiation. The garden is enclosed by part fencing and part brick wall with gated access leading to the carport.

Carport:

A covered parking area with storage cupboards. Second parking space in front plus visitor spaces.

Grounds:

The grounds are wonderful to walk around and feature fruit trees/bushes, a pond and access to use an allocated allotment! The grounds offer wonderful views over adjoining fields.

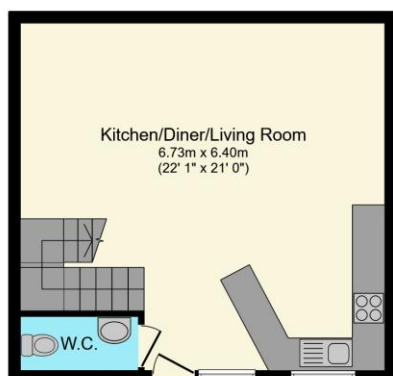
The property is situated near the famous train robbers Bridego Bridge, plus Nanna's cakes and coffee tearoom where you can also buy meat from the farm.

General:

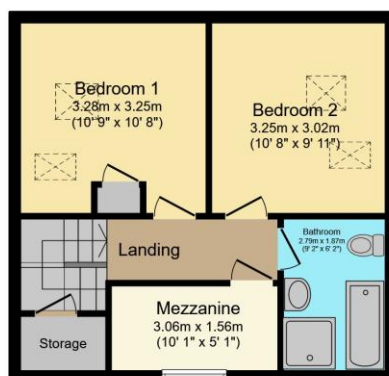
Freehold, fibre broadband, ground source heat pump, boiler last serviced February 2025, private drainage, property converted in 2009, front door and windows to the front of the property replaced in 2023, Buckinghamshire Council, council tax band: D, EPC: B. Maintenance charge for 2025 of £887 for gate entry maintenance, grounds and private drainage.

Location:

The hamlet of Ledburn is about 3 miles from the centre the market town of Leighton Buzzard and also offers easy access to Aylesbury. Ledburn is a hamlet in the parish of Mentmore where you will find The Stag Pub, which does great food, family atmosphere and fun quiz nights. Leighton Buzzard provides a variety of traditional family-owned local shops, a retail park is only a short drive way and a M&S can be found there. The mainline railway station provides services to London Euston and the North.



Ground Floor
Floor area 42.9 sq.m. (462 sq.ft.)



First Floor
Floor area 42.8 sq.m. (460 sq.ft.)

TOTAL: 85.7 sq.m. (922 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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