

-  4 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Half an acre
-  Garage and Drive

Freehold

Council Tax Band:
G £3,969.00 (2026/27)

Local Authority:
Dacorum Council



Stunning Grade II Listed oak-framed barn conversion on half an acre near Berkhamsted and Ashridge Forest.

Description

This exceptional barn conversion dates back to the 16th Century, set on a large plot of about half an acre overlooking the picturesque River Gade. The spacious and beautifully presented accommodation boasts many character features including a large living room with brick-built inglenook fireplace, separate dining room with exposed brick wall and beams, and a welcoming farmhouse style kitchen with Aga. Just off is a separate utility room. A generous double bedroom on the ground floor opens into a private conservatory with garden views, complemented by a modern family bathroom. Upstairs are three large double bedrooms, with the principal bedroom featuring a galleried space and dressing area with fitted wardrobes, plus a further en suite bathroom with corner bath. Oil-fired central heating is included. Outside, the landscaped gardens enjoy a south-westerly aspect with a large patio, lawn, and mature trees for privacy. A detached Oak frame garage offers potential loft conversion, subject to consents. NB: Owners lease land down to the river's edge for a peppercorn rent.

Location

Accessed via a private lane by the river Gade, this property is about 4 miles from Berkhamsted, providing excellent amenities and fast trains to London.

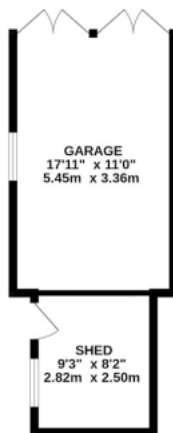
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



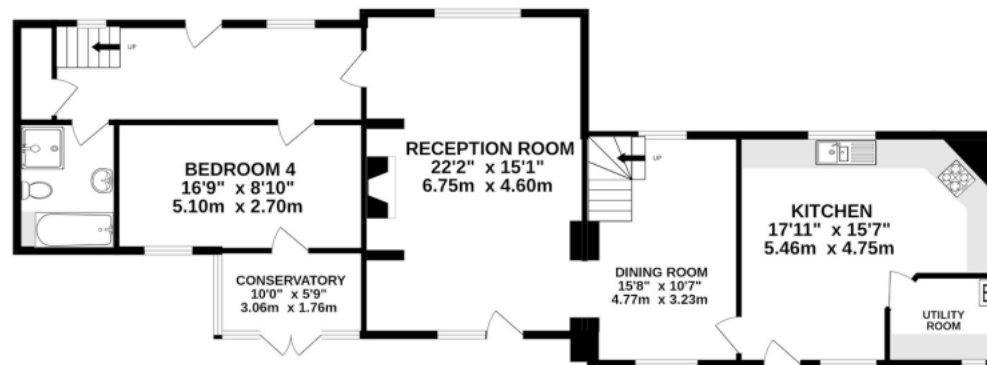




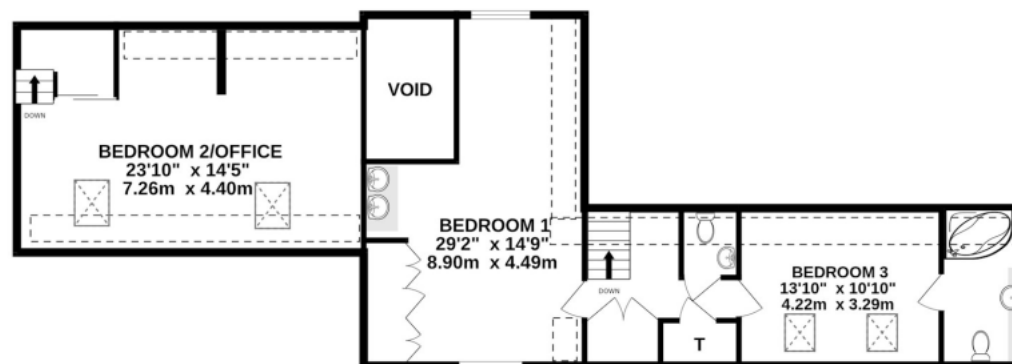
OUTBUILDINGS
274 sq.ft. (25.5 sq.m.) approx.



GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 2150 sq.ft. (199.7 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.