



# Granary Barn, Eakley Lanes, Stoke Goldington, Newport Pagnell

Offers Over £750,000 Freehold

4 bedroom character property for sale

## Description

Nestled behind electric gates on the outskirts of the picturesque Buckinghamshire village of Stoke Goldington, Granary Barn is a unique four-bedroom stone-built barn conversion surrounded by open countryside.

The property enjoys an enviable position in a prime rural setting with a bridleway leading into Salcey Forest, an oasis of nature and history.

Throughout their ownership, our clients have added an extension to the property to enlarge the entrance hall and change the aspect of the front door, and They also created a study and the fourth bedroom (with ensuite).

The entrance hallway leads to the ground floor accommodation and stairway to the first floor.

At the rear of the property is the kitchen, fitted sympathetically to the style of the home with oak work surfaces complemented by a breakfast bar. There is lots of storage available and space for all of the usual appliances, and there is also a separate utility room for keeping the 'noisier' appliances.

Moving toward the front of the property, the next door is a two-piece cloakroom with washbasin and WC, and opposite an excellent size study, very much a necessity in 2022.

Two reception rooms are located at the front of the property. The first from the hall is currently utilised as a sitting room with a door leading into the other, which has a log burner and French doors onto a private terrace that overlooks the countryside.

On the first floor, the landing is light, bright and leads to all en suite bedrooms. The primary suite is located at the rear of the property, being the largest of all of the rooms, vaulted ceilings and an ensuite bathroom. All four double bedrooms on the first floor benefit from their en suites.

Outside, the rear garden is mainly laid to lawn, and there is a terrace close to the house, a perfect space for entertaining in the summer months.



The garden is fully enclosed has access to the off-road car parking and a detached double garage.

## **Tenure**

Freehold

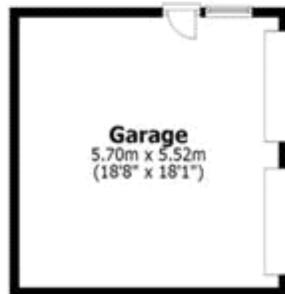
### Ground Floor

Main area: Approx. 75.5 sq. metres (802.1 sq. feet)  
Plus garage: approx. 31.5 sq. metres (337.7 sq. feet)



### First Floor

Approx. 86.2 sq. metres (922.2 sq. feet)



Main area: Approx. 166.1 sq. metres (1788.3 sq. feet)  
Plus garage: approx. 31.5 sq. metres (337.7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. © James Knight Estate Agents  
Plan produced using Planity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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