



Brownlow Farm Barns

Potten End, Hertfordshire, HP4 4XX



The best of both worlds.

The best of both worlds, this stunning two bedroom barn conversion enjoys a fabulous, tranquil location surrounded by beautiful countryside, yet is highly convenient for easy access to nearby towns.

Beautifully presented and decorated in tasteful muted tones, the property boasts a high specification throughout. Inside to the ground floor, the accommodation includes a beautiful sitting room, complete with vaulted ceiling and beams, and an open-plan kitchen/diner.

The two bedrooms are positioned across the two floors, with the sizeable principal bedroom located on the ground floor, along with a modern bathroom adjacent. The second bedroom is located upstairs, and features exposed beams. Additionally, there is a useful landing space, large enough to accommodate a desk and chair, plus also eaves storage cupboards.

Outside, the garden is fully enclosed, well maintained and with a storage shed with power. Mature hedging affords a high degree of privacy, and helps create the perfect space in which to unwind.

Guide Price: £545,000
Tenure: Freehold



This prestigious development includes ample car parking and has been designed with security in mind, including an electrically operated, gated entrance. And with glorious open countryside surrounding it, this stunning home would be equally suited to a professional couple, downsizer, or for those seeking a secure 'lock up and go' base, while heading off to a warmer destination for the winter months..

Location

Potten End is the quintessential English country village, with a village green, pond, church, hall, playgroup, primary school, two pubs and village shop. Set amidst beautiful countryside, yet only around two miles from Berkhamsted, it offers the best of both worlds; the rural idyll within striking distance of many amenities.

There is a thriving social life to be found, with clubs as diverse as Guides, Brownies, Beavers and Scouts to bridge, line dancing, cricket, bowls, WI, yoga and badminton..



Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

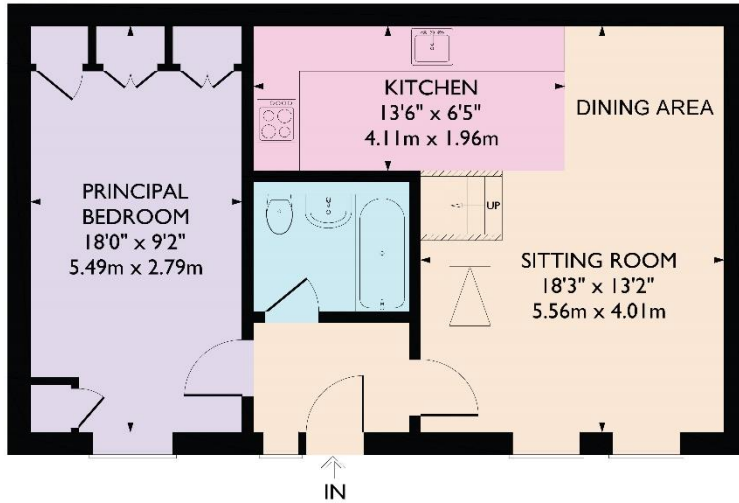
From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.



APPROXIMATE GROSS INTERNAL AREA = 700 SQ FT / 65 SQ M
(EXCLUDING EAVES STORAGE)



---=RESTRICTED HEAD HEIGHT
(< 5 FT)



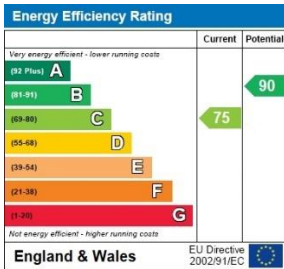
GROUND FLOOR



FIRST FLOOR

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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: D

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