



## Holly Grange

Hollington, Leighton Buzzard, LU7 0DN

Price £1,250,000



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# Holly Grange

Hollington, Leighton Buzzard, LU7  
oDN

Quarters are privileged to offer for sale this substantial character filled barn conversion, set in approximately 2.6 acres of land and approximately 2,800 sq ft of accommodation in the rural village of Hollington. The property has been thoughtfully and lovingly renovated by the current owners to provide spacious family living, whilst keeping the individuality of the original building, which dates back to 1828. The plot has been landscaped to provide a mixture of uses, with well maintained lawn, grassland and woodland, as well as patio areas for entertaining and off road parking for multiple vehicles. Internally, the accommodation comprises: Entrance hall, kitchen/breakfast/family room, lounge, dining room, cloakroom/WC, utility room, workshop, study, four double bedrooms, bathroom and shower room. Additional benefits include double glazing, gas central heating, versatile accommodation and expansive plot. Viewing is highly recommended to appreciate the space and setting of this unique property.

### Location:

The quaint hamlet of Hollington is a small community of attractive homes, nestled in the sprawling Buckinghamshire countryside between the neighbouring villages of Soulbury and Stewkley. The local villages provide amenities such as shops, dining and plentiful walking routes and equestrian facilities. The property itself backs onto open countryside and woodland with a wealth of public footpaths nearby providing scenic walks in all seasons. The nearby A5 provides and excellent transport link to larger towns such as Milton Keynes and Aylesbury, whilst Leighton Buzzard Train Station is a ten minute drive away, with trains running to London Euston in around 35 minutes.

### Ground Floor:

The property is entered through a double glazed feature door into a grand entrance hall with stairs to the mezzanine level. Throughout the ground floor are a range of features such as wood flooring and exposed brick walls, which compliment the feel and setting of this unique property. The main hallway provides access to the kitchen/breakfast/family room, cloakroom/WC and utility room, and further connects to the reception rooms and the half landings. The kitchen/breakfast/family room is spacious and has an open plan feel. The living room is of exceptional size and is bright and airy, with doors to dual aspects well situated to enjoy the garden, and features an open fireplace among it's endearing character features. The good sized dining room provides an excellent setting to host family meals or could be used as a further reception room if desired.





**First Floor:**

The first floor has an impressive open landing above the entrance hall, providing access to two of the bedrooms as well as the family bathroom. At the other end of the house, a further landing feeds the remaining two bedrooms and shower room. Outstanding features of the first floor include exposed beams, wood flooring and well proportioned bedrooms, with ample storage solutions throughout.

**Outside:**

The gated driveways wraps around the property and leads to the car park area in a tucked away position, leaving uninterrupted views from the property. This area provide ample parking for multiple vehicles. The landscaped grounds blend convenience with generous paved patio areas for entertaining, as well as a well maintained lawn. The grounds further provide grassland and dense woodland which is home to hundreds of indigenous tree species.

**Agent's Note:**

The plot size has been indicated by the vendors and is an approximation. The agent has not had sight of the land registry documents.

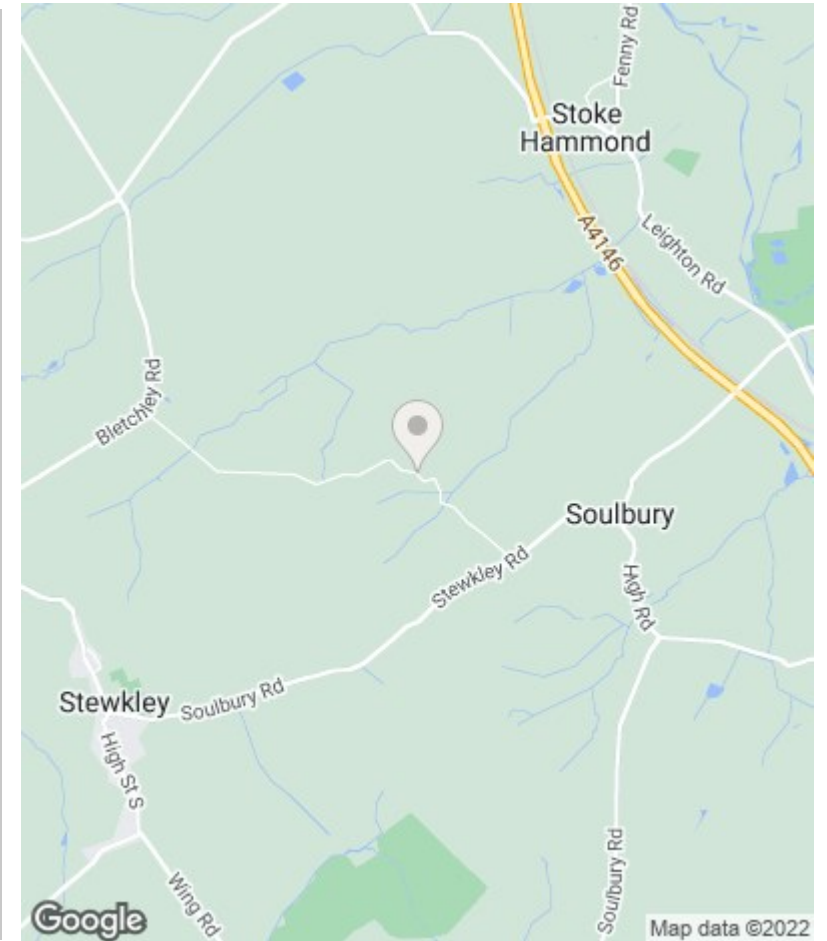


Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



## Area Map



## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quartersestateagents.co.uk](mailto:info@quartersestateagents.co.uk) <https://www.quartersestateagents.co.uk>