



Rose Acre Barn, Bedmond Road, Pimlico
£1,000,000

proffitt
& holt





Rose Acre Barn, Bedmond Road

Pimlico, Hemel Hempstead



A rarely available **18th Century Grade II Listed Barn Conversion**, situated in a peaceful and highly secluded rural setting within a small courtyard development. Surrounded by beautifully established gardens and open countryside, the property has a wonderful sense of privacy, with attractive views extending across the surrounding fields. The property retains an impressive amount of original character, with exposed oak beams and timbers featuring prominently throughout.

The accommodation is arranged over different levels and thoughtfully designed. The impressive main living space boasts a spectacular vaulted ceiling, exposed roof timbers and large windows overlooking the gardens. The well-appointed kitchen has been fitted with a range of shaker-style units, integrated appliances and tiled flooring, while the adjoining **dining area** provides a lovely space for family/entertaining. The principal bedroom occupies the upper level with an en suite shower room, and attractive views over the gardens. On the lower floor there are **two further bedrooms**, together with separate study and family bathroom.

A particularly notable feature is the substantial **barn/garden room**, which provides a fantastic additional space with exposed timber framing, large glazed areas and a mezzanine above. With its connection to the gardens and views across the surrounding countryside, this is a wonderfully versatile space which could be used for entertaining, working from home, hobbies or simply as an additional reception area. The property sits within **extensive and beautifully established grounds**, with large areas of lawn, mature trees and planting, as well as a particularly attractive pond/water feature. Gardens provide exceptional degree of privacy with numerous seating areas to enjoy the surroundings. There are also far-reaching views across the adjoining countryside. The property further benefits from **two double garages**, and external extensive parking. Overall, this is an unusually characterful and individual home, combining the charm and architectural features of a historic barn with generous and versatile accommodation in a wonderful rural setting.



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Bedmond village has a few shops catering for most day to day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger villages of both Abbots Langley and Kings Langley are within a drive of two miles respectively.

For the commuter, Kings Langley mainline station provides a service to London, Euston (journey time approximately 30 minutes) and Bedmond is conveniently located near to Junction 20 of the M25 and is a distance of approximately two miles.

- 18th Century Barn Conversion
- Grade II Listed
- Rural Courtyard Setting
- Far-Reaching Countryside Views
- Exposed Oak Beams
- Vaulted Living Room
- Three Bedrooms
- Separate Study
- Large Garden Room
- Impressive Barn/Garden Room
- Two Double Garages





General Information

EPC – Energy Efficiency Rating: C

Council Tax Band: G

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



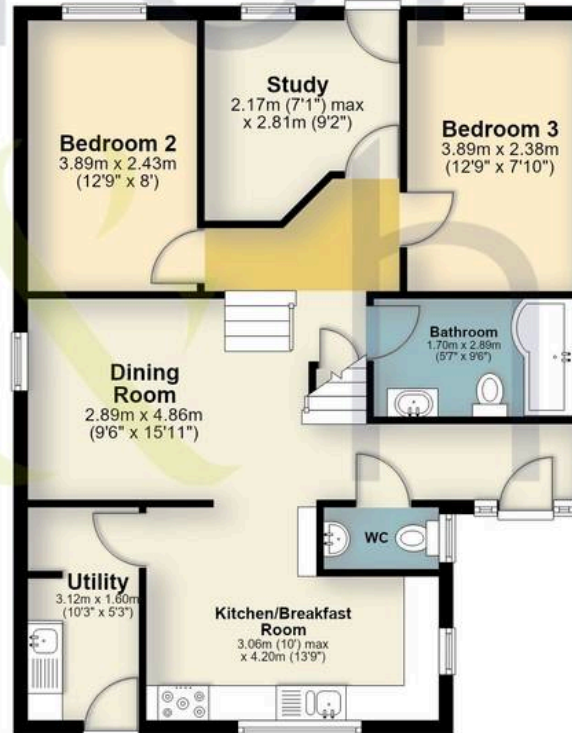
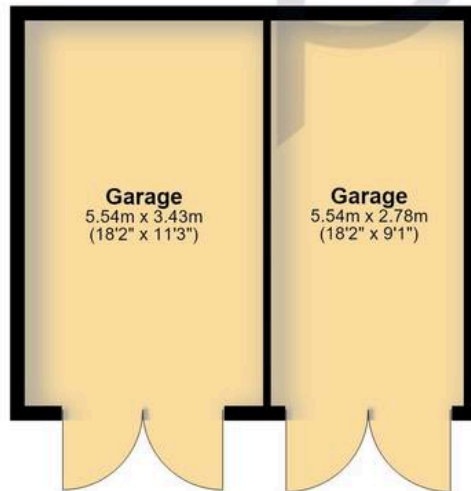






Ground Floor

Approx. 149.8 sq. metres (1612.6 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)
(excluding Lower Level)



Total area: approx. 195.5 sq. metres (2104.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





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