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Coach House Leighton Road, Northall, Dunstable, LU6 2HA

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Guide Price £750,000

• ELEGANT 19TH-CENTURY COACH HOUSE • BACKING ONTO OPEN COUNTRYSIDE WITH UNINTERRUPTED RURAL VIEWS • VERSATILE UPSTAIRS LAYOUT WITH TWO STAIRCASES – IDEAL FOR FLEXIBLE LIVING • WALLED REAR GARDEN WITH MATURE PLANTING, LAWN, ROCKERY, AND NATURAL-STYLE POND • SPACIOUS 24' LIVING ROOM WITH LOG-BURNING STOVE AND BRIGHT CONSERVATORY	• APPROXIMATELY 2,500 SQ.FT • STRIKING ENTRANCE HALL WITH STONE FLOORING AND GALLERIED STAIRCASE • GRAVELLED DRIVEWAY WITH OFF-STREET PARKING FOR FOUR VEHICLES AND GATED REAR ACCESS • MAIN SUITE WITH COUNTRYSIDE OUTLOOK AND PRIVATE EN-SUITE BATHROOM • INTERACTIVE VIRTUAL TOUR
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A Refined 19th-Century Coach House in a Prime Buckinghamshire Village Setting, Offering approx. 2,500 sq.ft. of elegant, character-rich accommodation with views across open countryside.

Nestled within a highly regarded village and backing onto rolling fields, this beautifully converted four-bedroom detached Coach House blends period charm with contemporary comfort in a truly idyllic setting.

Formerly a 19th-century coach house, the property has been thoughtfully transformed and maintained to an exceptional standard. The entrance hall, with stone flooring and a striking galleried staircase, sets a graceful tone. The ground floor includes a 20' dual-aspect reception room, a well-appointed kitchen with integrated appliances, a generous 24' living room with log burner, and a light-filled conservatory overlooking the gardens.

Upstairs, the layout is both versatile and elegant. Two staircases offer the option for semi-independent living or a flowing family space. The main suite enjoys tranquil countryside views and a stylish en-suite bathroom. A 21' second bedroom, two further bedrooms, and a sophisticated Jack and Jill bathroom complete the accommodation.

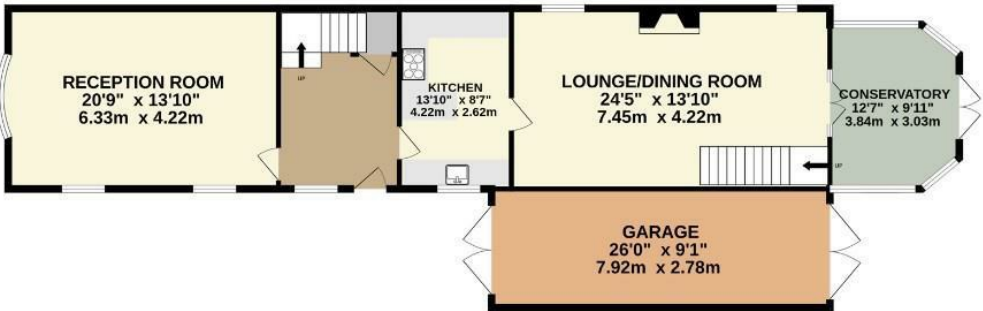
Outside, the walled rear garden is a private haven, mainly laid to lawn and framed by mature hedges, trees, and a rockery with a natural-style pond. A patio provides space for outdoor dining. The detached garage, with barn-style doors front and rear, leads to a gravel driveway with parking for four vehicles and gated access to the rear.

Location

Northall was an agricultural village, with farming being the main occupation of its residents. The village features a mix of old cottages and newer houses, reflecting its evolving nature over time.

The surrounding area offers opportunities for outdoor activities such as walking, cycling, and exploring the countryside. The nearby Chiltern Hills, an Area of Outstanding Natural Beauty, provide stunning landscapes and trails for outdoor enthusiasts. This home is also within Buckinghamshire Grammar School catchment.

GROUND FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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