



**HUNTERS®**  
HERE TO GET *you* THERE

2 Bull Farm Close, Leighton Buzzard, LU7 9TH

# 2 Bull Farm Close, Leighton Buzzard, LU7 9TH

## Offers In Excess Of £385,000

- TWO DOUBLE BEDROOM BARN CONVERSION
- SPACIOUS AND BRIGHT ENTRANCE HALL
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ENCLOSED REAR GARDEN WITH PATIO AND GATED ACCESS
- CHARMING AND WELL PRESENTED THROUGHOUT
- TUCKED AWAY WITHIN THE VILLAGE OF HOCKLiffe
- OPEN PLAN LOUNGE, KITCHEN AND DINING ROOM
- JACK AND JILL BATHROOM SERVING BOTH BEDROOMS
- CARPORT, ADDITIONAL PARKING AND VISITOR BAYS
- INTERACTIVE VIRTUAL TOUR

This charming two double bedroom barn conversion, discreetly tucked away within the popular village of Hockliffe. Combining character with modern living, this attractive home offers well-balanced and thoughtfully arranged accommodation, ideal for those seeking something a little different in a village setting.

As you step through the front door, you are welcomed into a spacious and bright entrance hall, with stairs rising to the first floor and setting the tone for the light and airy feel throughout the property. The main living space is an impressive open plan lounge, kitchen and dining room, creating a fantastic area for both everyday living and entertaining. The kitchen is well equipped with a range of fitted units and an array of integrated appliances, while the living area enjoys French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor is completed by a useful cloakroom.

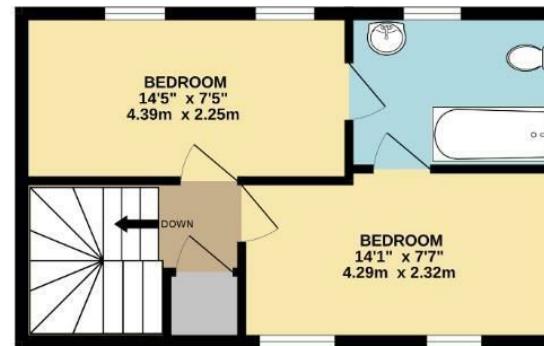
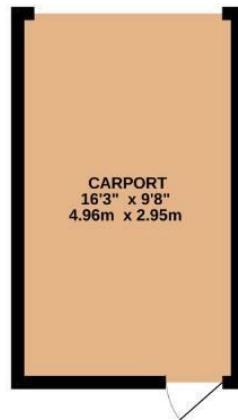
To the first floor, the landing leads to two generous double bedrooms, both of which are served by a stylish Jack and Jill three piece bathroom, offering both convenience and a touch of luxury.

Externally, the property continues to impress. To the rear, there is a carport along with additional parking spaces, as well as visitor bays. To the rear, the enclosed garden is mainly laid to lawn with a patio seating area, ideal for relaxing or entertaining. A rear gate provides direct access back towards the carport, and the garden also benefits from an external water tap.

Situated within the village of Hockliffe, the property enjoys a pleasant community feel while remaining well placed for access to nearby towns, countryside walks and transport links. This unique and beautifully presented home must be viewed to fully appreciate the space, setting and lifestyle on offer.

GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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.

Made with Metropix ©2026

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	88
(81-91) B	70
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales







