



The Long Barn, Eakley Lanes, Stoke Goldington, Buckinghamshire, MK16 8LP

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Price £1,875,000 Freehold

This outstanding equestrian property extends to an area of approximately fifteen acres on the outskirts of Stoke Goldington surrounded by open countryside and close to Salcey Forest.

The detached house is converted from a former barn and provides four bedroomed accommodation with three suites extending to approximately 2,400 square feet together with a detached one bedroomed annex, and private gardens together with a high quality stable yard where there are eight loose boxes, feed and tack rooms, a Claydon horse walker, flood lit outdoor school, wash bay and solarium. There is a further six bay barn and grass paddocks arranged to provide a seven mile eventing course, all maintained in very good order throughout.



ACCOMMODATION – THE LONG BARN GROUND FLOOR

RECEPTION HALL 11'2 x 8'5 (3.40m x 2.57m)

Approached through a composite door the central hall contains the stairs rising to the first floor with oak balustrade and there are oak panelled doors giving access to:-

CLOAKROOM 5'4 x 4'10 (1.63m x 1.47m)

Comprising a white suite of WC and bracket wash basin together with a large built in under stairs storage cupboard and window to rear elevation.

DRAWING ROOM 22'9 x 13'4 (6.93m x 4.06m)

A spacious well proportioned room with open hearth fire place with caved limestone mantle over a cast iron log burner on a brick hearth. There is a wall mounted TV point, picture window to front elevation and french doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM 29'4 x 14'4 (8.94m x 4.37m)

A superb open plan space with dining area, sitting area and kitchen. The kitchen is fitted with stylish floor and wall cabinets and peninsula unit with composite work surfaces and built in appliances comprising the stainless steel underslung sunk, four place induction hob, twin Smeg ovens and microwave, integrated Whirlpool coffee maker and integrated larder fridge together with Miele dishwasher. There are twin Hotpoint chiller drawers and the kitchen flooring is of natural slate leading to the dining and sitting areas.

SIDE HALL 9'8 x 5'10 (2.95m x 1.78m)

Also approached through a composite door to the front drive this room has a natural slate tiled floor and contains the back staircase rising to the first floor also with oak balustrade. Doors lead to:-

FAMILY ROOM/OFFICE 14'5 x 13'4 (4.39m x 4.06m)

With oak style flooring, wall mounted TV and Calor gas fired cast iron log burner standing on a stone hearth.

UTILITY/BOOT ROOM 9'7 x 8'2 (2.92m x 2.49m)

With further fitted floor cabinets with laminated working surfaces incorporating stainless steel sink with shoe cupboards under, coat racks and also housing the Grant oil fired boiler. A door leads to the rear elevation giving access to the gardens and stable yard.

FIRST FLOOR

LANDING 12'0 x 8'5 (3.66m x 2.57m)

Housing the airing cupboard with the Megaflo hot water cylinder and giving access to an inner landing and with doors giving access to:-

MASTER BEDROOM SUITE

BEDROOM ONE 23'2 x 15'3 maximum (7.06m x 4.65m maximum)

With a high vaulted ceiling, Velux roof light and two casement window to front elevation with superb countryside views. This room has a range of bespoke wardrobes fitted to one wall with display shelving over and a door leads to:-

SHOWER ROOM ENSUITE 11'3 x 8'0 (3.43m x 2.44m)

Stylishly fitted with hardwood cabinet and vanity unit with composite sink and mixer tap beneath wall mounted mirror, there is a glazed shower suite and vertical heated towel rail.



INNER LANDING 9'10 x 3'8 (3.00m x 1.12m)

With doors giving access to:-

BEDROOM TWO 14'5 x 14'0 (4.39m x 4.27m)

Also with a vaulted ceiling with a range of fitted cupboards to one wall with storage unit over and dressing table. There is a wall mounted TV and a two casement window overlooking the stable yard and paddocks beyond. A further door leads to the Jack and Jill bathroom.

BEDROOM THREE 14'10 x 12'8 (4.52m x 3.86m)

Also with vaulted ceiling this spacious double room has a wall mounted TV point, built in wardrobes and media cupboard. A door leads to the back stairs landing.

JACK AND JILL BATHROOM 10'11 x 5'10 (3.33m x 1.78m)

Accessible from both bedrooms two and three with twin vanity sink units with cupboards under, a statement tiled wall there is a white suite of panelled bath and WC.

BACK LANDING 5'10 x 4'4 (1.78m x 1.32m)

Approached by the staircase from the side hall and giving access to:-

GUEST SUITE

BEDROOM FOUR 14'7 x 10'9 (4.45m x 3.28m)

With vaulted ceiling and Velux roof light together with window to the rear elevation there is a built in wardrobe and wall mounted TV point. A door to:-

SHOWER ROOM ENSUITE 9'5 x 3'5 (2.87m x 1.04m)

With a white suite of glazed shower cubicle, pedestal wash basin, WC and with shaver socket and extractor fan.

OUTSIDE

The Long Barn is approached through electrically operated courtyard gates opening to a private gravelled drive in front of the house with side pedestrian access leading to the rear. The gardens stand mostly on the south side laid to lawn and approached by a paved terrace. The lawns lead to a circular alfresco dining logia with shingle roof, balustrade and drop down sides with integral heating and lighting. Beyond this there is a timber sundeck where there is a hot tub and barbeque area and this stands in front of the detached annex.

ANNEX

ENTRANCE HALL 11'6 x 6'0 (3.51m x 1.83m)

Doubling as a utility area with engineered oak flooring and housing plumbing for an automatic washing machine and point for tumble dryer as well as a sperate Worcester oil fired boiler heating the annex only.

LIVING ROOM/KITCHEN 23'2 x 13'10 (7.06m x 4.22m)

A large open plan space, the kitchen area fitted with floor and wall cabinets with work surfaces incorporating composite one and a half bowl sink unit, Siemens four place hob, double oven, built in larder fridge and Bosch automatic dishwasher. The living area has bi-folding doors opening to a logia which in turn leads onto the sundeck.

DOUBLE BEDROOM 13'10 x 11'11 (4.22m x 3.63m)

With engineered oak flooring and two casement window to rear elevation there is a walk in storage closet (measuring 6'0 x 5'3) and door to:-

SHOWER ROOM ENSUITE 10'10 x 4'11 (3.30m x 1.50m)

With ceramic tiled shower, vanity wash basin and WC.



OUTBUILDINGS

DOUBLE GARAGE 17'10 x 17'8 (5.44m x 5.38m)

Constructed of stone with a pitched slate roof the garage is approached by a gravelled driveway where there is ample of road parking space for numerous vehicles.

STABLE YARD

Approached by separate access from the highway through an electrically operated sliding gate the stable yard is arranged to comprise eight Scotts of Thrapston loose boxes an implement store/feed barn and tack room together with a hot and cold wash bay with solarium, tack room with kitchen and a sunken ramp for trailer access. There are CCTV monitors in each stable covering the horse walker.

MENAGE 164'0" x 82'0" (50m x 25m)

To the rear of the stable yard there is a Claydon horse walker and beyond this a flood lit outdoor school constructed in 2018 well fenced and with a sand and fibre all weather surface. A shingle drive leads to the six bay Farm Plus storage barn which stands on a concrete apron providing additional valuable storage space and with power and water connected.

THE GROUNDS

Standing mostly to the west of the house and buildings the grounds are laid out in four fenced paddock areas incorporating a 7.2 mile cross country course. The yard is designed to provide stabling for up to eight horses with ancillary accommodation.

SERVICES

Main water and electricity are connected, central heating to the house and annex is through individual oil fired boilers, domestic hot water provided by Megaflo mains pressure hot water cylinder there is master bedroom air conditioning. Drainage is to a shared septic tank and there are further individual septic tanks serving the annex and the stables.

COUNCIL TAX

Milton Keynes Council - Band G

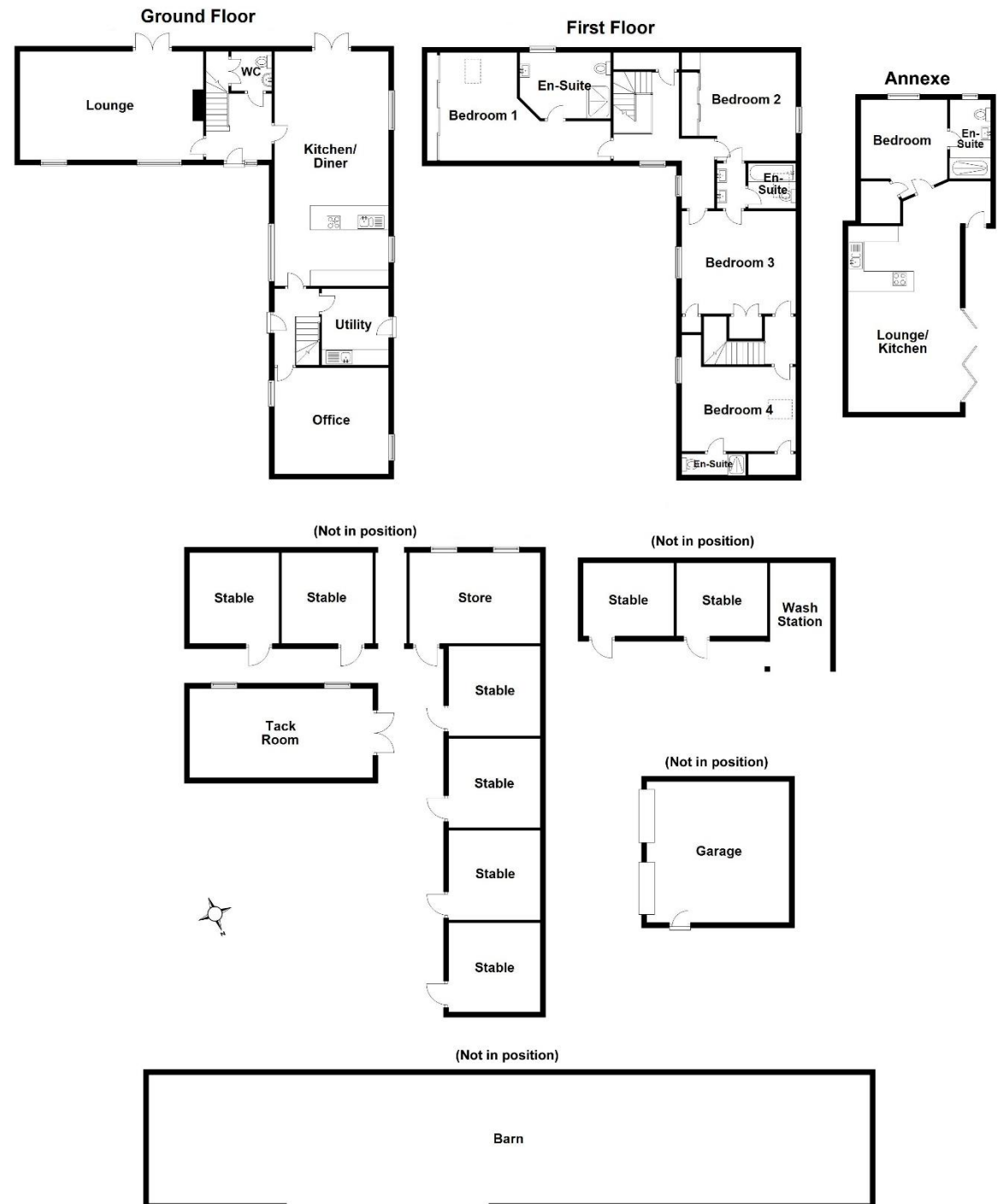
LOCATION

The property stands in north Buckinghamshire convenient for access to the M1 junction 14 at Newport Pagnell some eight miles distant or the M1, junction 15 at Northampton 10 miles to the north. There are major shopping facilities at nearby Milton Keynes some ten miles distant with trains running between London Euston and Birmingham New Street on the West Coast mainline. For commuter connections the nearest railway station is at Wolverton to London Euston. The property is well placed for access to the Grafton Oakley and Pytchley Woodland hunts.

HOW TO GET THERE

From Newport Pagnell proceed in a northerly direction along the B526 signposted towards Northampton passing through Gayhurst and on to Stoke Goldington. Proceed straight through the village of Stoke Goldington and continue in a northerly direction to Eakley where the property stands on the left hand side.

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Not to scale. For illustrative purposes only



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