



Period village house with extensive outbuildings and countryside views

Streatley Hall, Sharpenhoe Road, Streatley, Bedfordshire LU3 3PS

Freehold

savills



Lovely village house with potential • About 1.5 acres of gardens and grounds • Far reaching views • Great range of farm buildings • Detached garaging with workshop second floor studio • detached Brick barn with potential for ancillary accommodation • No upper chain

Hitchin town centre 9.1 miles, Luton Parkway station 4.9 miles, London Luton Airport 7.8 miles, Harpenden 11 miles, M1 junction 12 - 5.3 miles.

About this property

Streatley Hall is a delightful detached period farmhouse, built circa 1800, and set in lovely gardens and grounds of about 1.5 acres. The property boasts numerous outbuildings which offer a multitude of uses subject to any planning consents that may be required. The house is situated on the edge of the village and enjoys some wonderful far reaching views over open countryside.

To the south eastern side of the house and set around a courtyard, is an range of stables/store barns and a large brick and timber barn. To the north west of the house and adjacent to the driveway stands a lovely detached building which incorporates a garage, workshop, games room and home office and although this building does require some attention, it has great potential too, not least, conversion to ancillary accommodation. The house will also appeal to those with an equestrian interest given the

barns and pasture land that comes with it.

Set towards the end of the garden is a lovely little brick outbuilding, which is currently used as a small bed/sitting room with mezzanine floor above.

Streatley Hall extends to over 2,500 sqft of living space and has two principal reception rooms and a kitchen/breakfast room on the ground floor, and four bedrooms and two bathrooms on the first floor. The house offers great scope for enlargement, again, subject to the usual planning consents.



Local Information

Nestled in rolling countryside, mostly given to pasture and arable fields with areas of woodland, Streatley is a small village, a little larger than a hamlet with a pretty church, village hall and The Chequers public house.

Spoiled for choice for shopping between Hitchin and Luton, each town offers a different range of facilities including Waitrose at Hitchin and a colourful indoor market in Luton. Each town has a train station offering the commuter easy access into London Kings Cross and St Pancras International with express train services from 30 minutes.

Schooling opportunities are varied as several of the private school buses have pick up and drop off points in the village and travel to a variety of schools including the four Harpur Trust Schools in Bedford.

Tenure

Freehold

Easements, Wayleaves and Rights of Way

The property is offered for sale subject to any public or private rights of way and all easements and wayleaves, whether referred to in these particulars or not.

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority

Central Bedfordshire

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.
Telephone: 01582 465 000.







FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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