



**Conkers Barn, 178a Aylesbury Road,  
Bierton, Buckinghamshire, HP22 5DT**

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury train Station 1.5 miles approx. Stoke Mandeville Station 2.8 miles approx

## **Conkers Barn, Aylesbury Road, Bierton, Buckinghamshire HP22 5DT**

**A BARN WITH CHARMING AND STRIKING ACCOMMODATION BOASTING A 2.75 ACRE Paddock AND SUBSTANTIAL OUTBUILDING WITH PLANNING CONSENT TO EXTEND AND CONVERT INTO AN ANNEXE. BEAUTIFUL BACKDROP OF OPEN COUNTRYSIDE**

**Reception Hall, Stunning Open Plan Kitchen/ Dining/Living Room, Sitting Room, Shower Room, 3 Double Bedrooms (1 Ensuite Bathroom), Boot Room, Utility Room. Formal Garden & Terrace. 24'6 x 24'1 Outbuilding. 2.75 Acres of Level Pasture**

### **FOR SALE FREEHOLD**

#### **LOCATION**

Earlier forms of the village name such as Bortone, Burton point to the name being an example of the common burh-tun, meaning in this case a farm by Aylesbury, or simply a fortified town. It has been speculated that the later variations of the village name indicate a deliberate intention to change it and that this may have been to overcome possible confusion with Bourton near Buckingham.

The village is mentioned in the Domesday survey of Aylesbury. The parish church of St James can be found in the middle of the village, it was constructed in the 14<sup>th</sup> century of limestone rubble and adjacent the church is St Osyth's well fed from a holy spring that is said to never run dry.

One grisly piece of Bierton history is that it did have dominating its horizon the last gibbet in the county. In 1773 a man by the name of Corbet who was the ratcatcher and chimney sweep was tried and executed for a nasty murder in the village and his body remained at his place of execution for all to see, for some 20 years.

Comprehensive facilities can be found in Aylesbury, Bierton though has a tennis club, sports centre, and Bay 19 at Aylesbury Golf Centre offers a driving

range and sports bar. Jubilee Hall can be hired for social functions, activities and children's parties and there is a newly opened café.

Aylesbury is one mile to the south (Marylebone 55 minutes) and Leighton Buzzard approximately 9 miles to the north (Euston 36 minutes). The A41 is about 2 miles distant and the M40 approximately 18 miles.

#### **EDUCATION**

Preparatory schools at Ashfold and Oxford.

Primary school in Bierton.

Secondary school in Aylesbury and new secondary school at Kingsbrooke.

Public schools at Oxford and Berkhamsted.

Grammar schools at Aylesbury.

**VIEWING** – Strictly via the vendors Agent

#### **DESCRIPTION**

Conkers barn formerly served the nearby farmhouse, the old byre demolished and a new barn constructed on the site in the mid 1980's. The current owner has refurbished the property in more recent years remodeling and adding a superb open plan kitchen and reception area. The owner has obtained planning

permission to extend and convert the outbuilding into a 1 bedroom detached annexe.

The interior is extremely well presented offering a wealth of character with latched doors and attractive exposed beams throughout much of the accommodation.



The solid timber front door leads into a reception hall which has laminate flooring, a cupboard for coats, and a lovely leaded light feature window with coloured glass. To the left is the bedroom wing, and to the right the living quarters, and ahead is a shower room that has a tiled floor, wc and wash basin set on a vanity unit with drawers. The shower has a handheld or an overhead rainfall option. The reception rooms are both very impressive, the sitting room having a part vaulted ceiling and at one end a handsome brick chimney breast and fireplace, in which sits a cast iron woodburning stove. The extension is a wonderful room, this time a fully vaulted ceiling and skylights. The u-shaped kitchen is formed by soft close, shaker style, sage units, and wooden worktops. A dishwasher is integrated and remaining is a 'Rangemaster' cooking range that has a 5-ring induction hob, 2 ovens, and a grill. Against the western wall are further tall standing sage units and space is provided for a fridge/freezer. The

remainder of the room is designed for relaxing and dining and bi-fold doors across the back can be pulled aside to incorporate the garden. The whole room benefits from ceramic wood effect flooring and underfloor heating and off the side is a useful boot room.

There are three double bedrooms, one of the guest bedrooms with built in wardrobes. The principal bedroom has a vaulted ceiling, wardrobes, and its own ensuite bathroom. Adjacent the ensuite bathroom is a utility room, and if so desired with a little imagination and planning the bedroom, bathroom, and utility room, could become an annexe as this end of the barn has a separate entrance.

### OUTSIDE

A gravel drive snakes around the eastern edge of Conkers Barn arriving ultimately at the parking and a large outbuilding, although parking can also be found by the front door.

The formal garden enjoys a paved seating terrace and behind retaining sleepers a lawn and maturing beds dotted with trees, including damsons, pear, and a flowering crab apple. There is, we believe, a well capped off by a heavy stone slab.



Beyond the garden are the outbuilding and the land. The outbuilding is of timber construction and has a concrete floor. It is currently partitioned internally with three rooms; however the divisions could easily be removed. Power and lighting are supplied to the building and barn doors are to the front and rear and there is current consent to convert and add to this building to form an annexe..

A five-bar gate accesses the paddock, which is level pasture that has a mains fed water trough. A stream runs along the bottom boundary and the setting is wonderfully peaceful and picturesque, nothing other than more fields visible in the backdrop.

**AGENTS NOTE: Planning consent was obtained in 2024 to extend and convert the outbuilding into an annexe. AVDC planning reference number 24/00179/APP**



**SERVICES** – Mains gas, water, electricity and drainage.

**NB:** A public footpath crosses the property between the garden and the paddock.



**DIRECTIONS** – From Aylesbury take the A418 towards Leighton Buzzard into Bierton and Aylesbury Road. Conkers Barn is towards the end of the village on the left hand side.



**Conkers Barn, 178a Aylesbury Road, Berton, HP22 5DT-8**

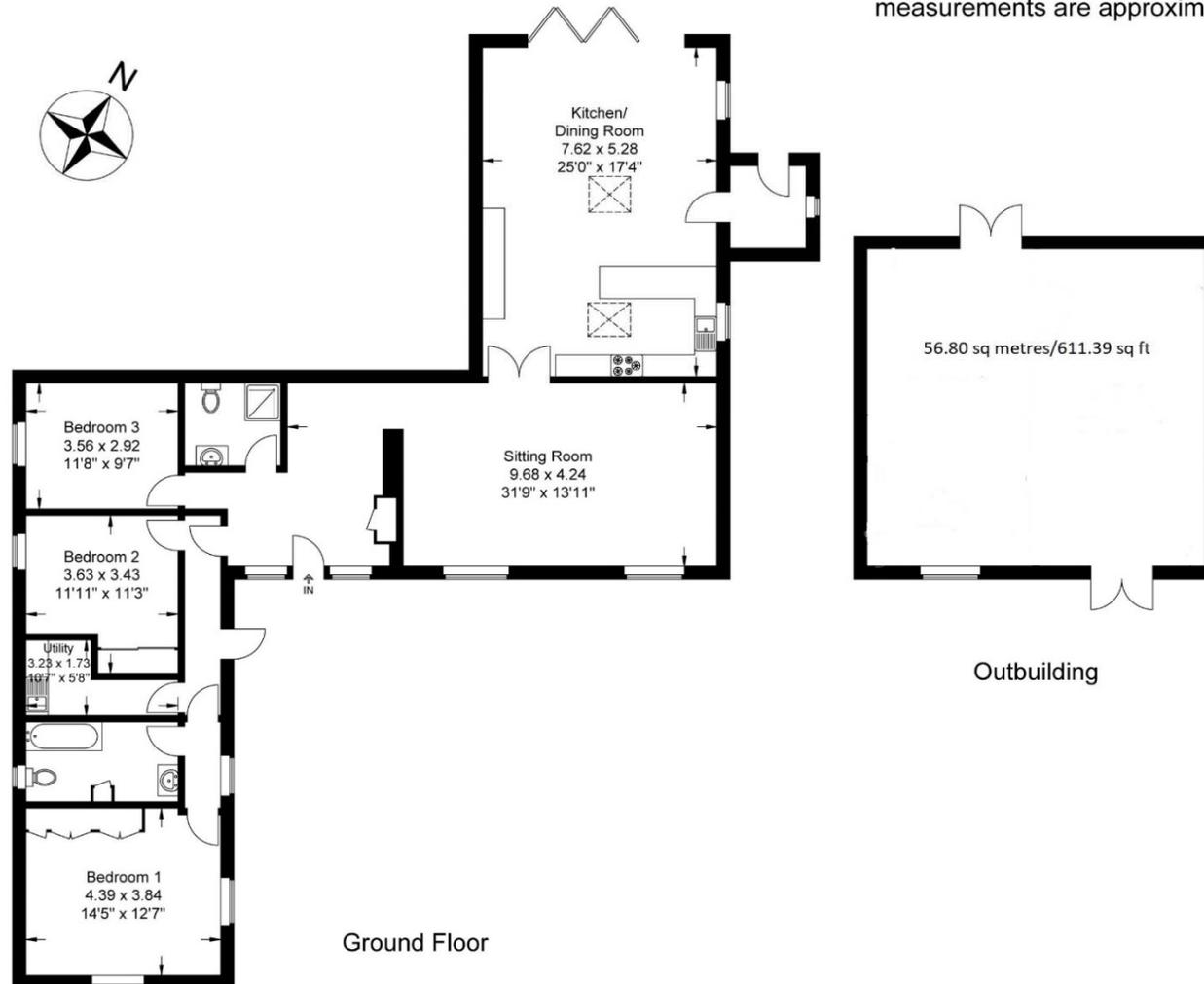
Approximate Gross Internal Area = 153.90 sq m / 1656.56 sq ft

(Excluding Outbuilding)

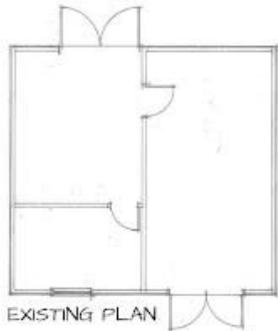
Outbuilding Area = 56.80 sq m / 611.39 sq ft

Total Area = 210.70 sq m / 2267.95 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



# OUTBUILDING CONVERSION



EXISTING PLAN



PROPOSED PLAN

0 1 2 3

1:100 @ A3



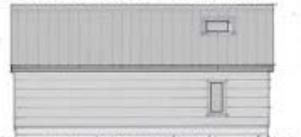
EXISTING SOUTH ELEVATION

dark stained/  
painted SW  
windows and  
doors



PROPOSED SOUTH ELEVATION

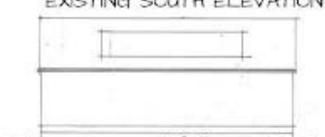
replace existing  
corrugated roofing with  
corrugated metal  
sheet roof in GREY



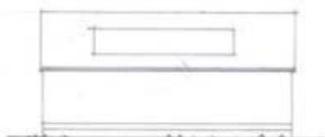
PROPOSED WEST ELEVATION

blockwork plinth

stained SW  
featheredged  
cladding to  
walls



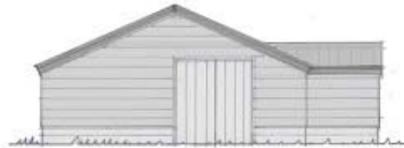
EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



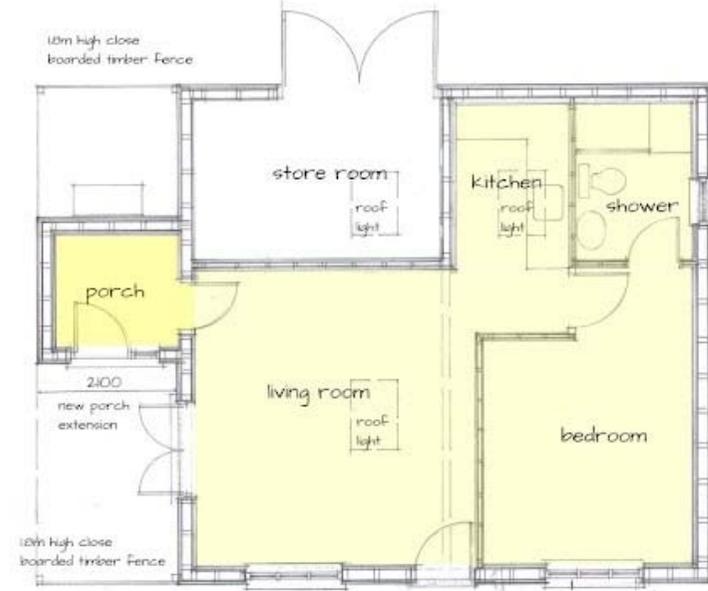
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

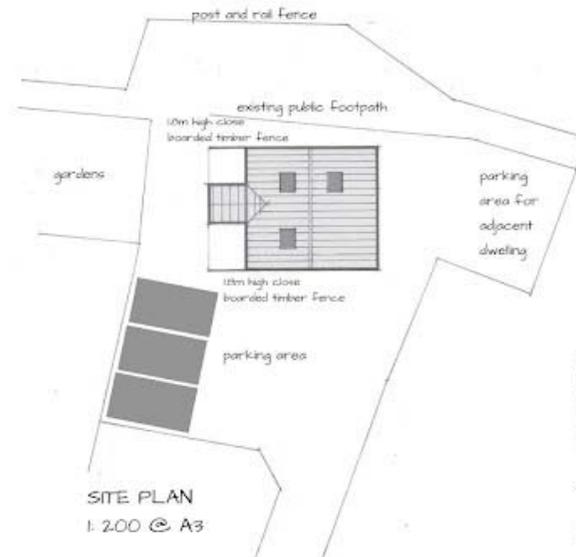
MS D PENGELLY  
CONKERS BARN  
178A AYLESBURY ROAD  
BIERTON  
BUCKS  
JANUARY 2024

CONVERSION OF  
EXISTING OUTBUILDING  
DRG No. 24-DB-02. A



PROPOSED FLOOR PLAN

0 1 2 3 1:50  
0 4 8 12 12.00  
@ A3



SITE PLAN  
1:200 @ A3

MS D PENGELLY  
CONVERSION OF  
EXISTING OUTBUILDING  
CONKERS BARN  
178A AYLESBURY ROAD  
BIERTON  
BUCKS  
JANUARY 2023  
DRG No. 23-DP-001 A





#### IMPORTANT NOTICE

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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

