



Pendley Farm, Station Road, Tring, HP23 | Freehold

 4 Bedrooms  2 Bath/Shower Rooms  2 Reception Rooms  Garage and Private Parking  Private Garden

 EPC Band C  Council Band: G – £4,098.52 2026/2027  Dacorum Borough Council

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Pendley Farm, Station Road, Tring, HP23

An attractive barn conversion with separate annexe on a private gated estate

- ➔ Beautifully appointed brick-built barn conversion
- ➔ Secure gated rural estate
- ➔ Close to excellent rail links to London
- ➔ Delightful, light-filled open-plan kitchen, dining and living space
- ➔ Four double bedrooms and two bathrooms
- ➔ Detached annexe with large living/bedroom kitchenette and shower room
- ➔ Stunning rural location accessible to Berkhamsted and Tring

Description

Built incorporating the richness of period brickwork and the backdrop of stunning countryside, this four bedroomed home and annexe is in an exceptional location within walking distance of Tring station and benefits all of the modern features within a rural courtyard setting. The gated access and sweeping drive led to private parking.

The front door opens into a light and spacious hallway leading to a delightful open-plan double reception and kitchen fitted to a high specification and modern standard. A stone feature fireplace and double doors overlooking the gardens, create a bright and spacious hub for a family or couple. The separate family room or snug also overlooks the rear garden. Completing the ground floor there is a well fitted utility room.

On the first floor the principal bedroom has a vaulted ceiling with additional light from an added Velux style window as well as a very well-appointed ensuite bathroom. Three further double bedrooms all with vaulted ceilings, share the family bathroom which is similarly high quality in finish.

The separate double garage also has a separate annexe which incorporates a galley kitchen and shower room and a first-floor living/bedroom. Ideal for independent living for adult family members or rental. N. B. The owners would consider retaining the annexe and garage for sale separately if a prospective buyer did not require the additional storage and accommodation. The property is not connected to mains gas and has a septic tank.

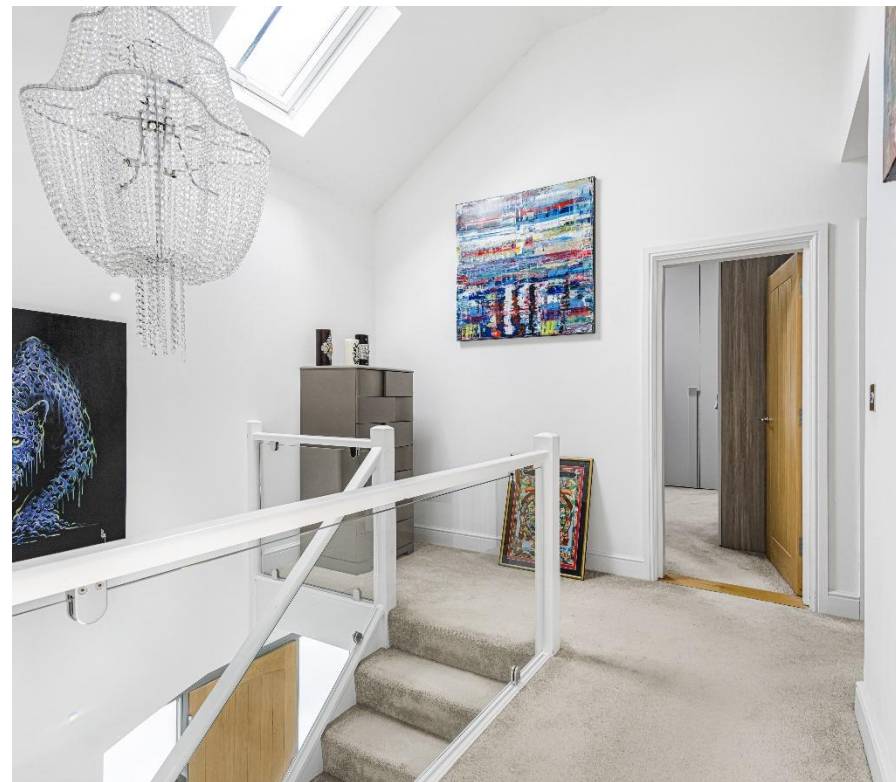
Outside the private enclosed rear garden would have formed part of the farmyard and is now laid to lawn surrounded by warm coloured brick retaining walls and has a very sunny aspect with well positioned mature dwarf trees. To the front there is ample on road space for cars to park within the estate.



Location

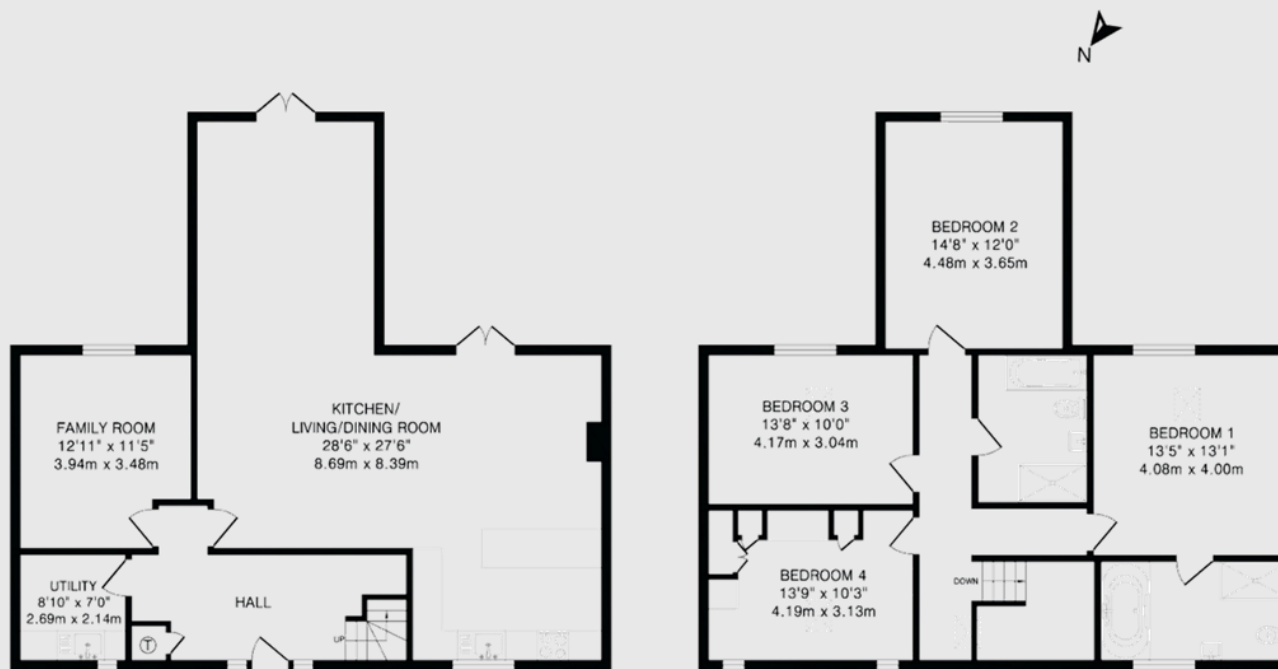
Tring is a picturesque Chiltern Hills market town with excellent amenities and transport links. Tring station offers direct trains to London Euston in just over 40 minutes, while the A41 provides easy access to the M25 (J20).

The town offers independent shops, national retailers, cafés and restaurants, plus attractions including the Natural History Museum, Grand Union Canal, Pendley Court Theatre and sporting facilities. Berkhamsted, 5 miles away, provides further shopping and dining, while Aylesbury, 8 miles away, offers shopping centres, a multiplex cinema and a £42 million theatre. Local schools include Tring School, Tring Park School for the Performing Arts and Berkhamsted School.









TOTAL FLOOR AREA: 1956 sq. ft (181.7 sq.m) approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

IMPORTANT INFORMATION:

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