

INIGO



Barn Owl

KIMPTON, HERTFORDSHIRE

£1,650,000 FREEHOLD

Built around 1785, this Grade II-listed barn in Kimpton, Hertfordshire, has been transformed into an exceptional three-bedroom home. Inside, raw plaster walls and exposed timber beams create a soothing colour palette, and an open-plan living space with a double-height ceiling unfolds onto a generous rear garden. Over 2,470 sq ft of space has been astutely apportioned over two floors, retaining the lofty proportions of the original barn. London St Pancras can be reached in 25 minutes from Harpenden station, a 15-minute drive away.

Setting the Scene

This building has its origins in the 17th century, when it was used as a barn for a nearby farmhouse. Inside, much of its original timber frame is still visible, while red brickwork added in the 18th century can be spotted at the rear of the house. Black weatherboarding and a machine tile roof are nods to the building's agricultural roots.

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Although Barn Owl is Grade II-listed, it has been transformed into a domestic space for the first time, and so comes with the benefit of an LABC new build guarantee. It has excellent insulation, an air-source heat pump, and underfloor heating throughout.

The Grand Tour

Barn Owl is accessed via a quiet country lane, which opens onto a neat gravelled driveway. There are gabled porches at the front of the house; the main entrance is on the right-hand side. Its double stable door opens onto an interior porch, where a smart Crittall-style door reveals a bright entrance hall. Stone flooring begins here and continues throughout the ground floor.

The living space is open-plan and is filled with light from large glazed doors on either side. Its double-height, pitched ceiling creates an exaggerated sense of volume, while the original timber studs and beams serve as visible markers of the barn's long history. A modern log burner sits in a corner of the sitting area - a warming centrepiece on cool winter evenings.

In the kitchen, white and ridged walnut cabinets are topped with sleek quartz. Siemens appliances are integrated and include a fridge, separate freezer, dishwasher, and two ovens. There is also a hob set into a large island. Behind the kitchen, a set of painted timber stairs ascends to a versatile, atmospheric mezzanine up among the rafters.

At the opposite end of the plan, a generous guest bedroom has an en suite with a freestanding bathtub and a shower. There is also a bathroom and utility room with a walk-in shower tiled in a striking geometric pattern, a butler sink, and room for white goods.

From the entrance hall, a short flight of timber stairs ascends to the first floor. The principal bedroom is to the right; it has a freestanding bathtub, as well as an en suite with a walk-in shower.

A second double bedroom is to the left and is filled with light from a large skylight. It also has an en suite with an oval bathtub and a shower with teal-coloured tiling.

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The Great Outdoors

To the rear of the house, a large lawned garden has two patio areas for lounging and entertaining. Borders are planted with lush greenery, while smart fencing and brickwork create an enhanced sense of privacy.

There is a carport at the front of the house, as well as a separate stable used for storage.

Out and About

Kimpton is a peaceful village nestled in the Hertfordshire countryside. It is located between the Mimram and Lea River valleys and has a number of picturesque footpaths and bridleways to explore. There is a corner shop, a post office, a village school, and a local pub, The Boot.

Harpenden is close by and is a thriving town, with several pubs, a theatre, and beautiful Rothampstead Park, a 56-acre park with sports pitches and nature trails. Also near is Kimpton, a friendly village with a tennis club and walks to the hamlet of Ayot St Lawrence, where the National Trust-owned home of George Bernard Shaw is worth the visit.

There are also excellent pubs in the nearby villages of Gosmore, such as The Bird in Hand or The Windmill in Charlton. The steep chalk Pegsdon Hills have some of the best views of the county.

Hitchin is around a 25-minute drive away. Tapas at Los Reyes is an award-winning favourite here, while Hermitage Road Bar and Restaurant serves a delicious Sunday roast in a vast, elegant ballroom with an oyster bar downstairs.

The Farmhouse at Redcoats has a wonderful seasonal menu with stylishly rustic interiors, and Kazoku is an intimate sushi bar. The Groundworks, just off the high street, does an excellent brunch, and for craft beer fans, there is the Beer Shop.

There are some wonderful walks in the area to enjoy, with many taking in the Chiltern Hills Area of Outstanding Natural Beauty. A circuitous route to Great and Little Offley is a lovely way to spend a weekend, especially if a stop at The Red Lion is included. The Woodland Trust's Heartwood Forest is close and is now the largest continuous new native forest in England.

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The area is serviced by many excellent schools. For primaries, Kimpton, Samuel Lucas, and St Andrew's are highly regarded, as are Hitchin Girls' and Boys' schools. St George's in Harpenden is a well-regarded state school with boarding facilities.

Harpenden station is a 15-minute drive away and runs regular services to St Pancras International in approximately 25 minutes. Luton Airport is around six miles away, and the A1 is also easily accessible.

Council Tax Band: TBC

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.