

SUPERIOR HOMES

ROYSTON & LUND



Bardon House Bardon

Bardon Hill | LE67 1TD

Asking Price £1,250,000

Royston and Lund are thrilled to present this truly stunning period home to the market, offering remarkable potential for further development. Boasting 11 bedrooms and the capacity to accommodate two self-contained apartments—one already fully completed—this property provides an array of possibilities for versatile living or investment.

Set on 8 acres of land that offers paddocks, woodlands and lawned gardens, this property is an opportunity not to miss. As the land is on two separate title deeds, the property can be purchased separately at the asking price of £1,250,000. While the additional land does not offer building potential, it ensures your scenic views remain unobstructed.

In brief, the main house offers an expansive ground floor featuring six reception rooms and a modern kitchen equipped with fully integrated appliances, including two double ovens, a hob with a built-in extractor on the central island, a fridge/freezer, and a dishwasher. The kitchen leads to an additional section of the building, previously used as office space, which also includes a utility room, multiple storerooms, a boot room, and a WC. On the first floor, the main house boasts seven spacious bedrooms and a stunning family bathroom, complete with a freestanding bath, shower, WC, and his-and-hers sinks.

Towards the rear of the property, there is a self-contained flat featuring a bedroom, shower room, kitchen, and living room, with its own separate access from the main house. This entrance also provides access to the third-floor self-contained annex, offering additional accommodation options for extended family or guests.

The property comes with approximately 4.5 acres of land, offering ample space for various uses. Additionally, there is a separate parcel of land, covering around 3.5 acres, which is available through separate negotiations.

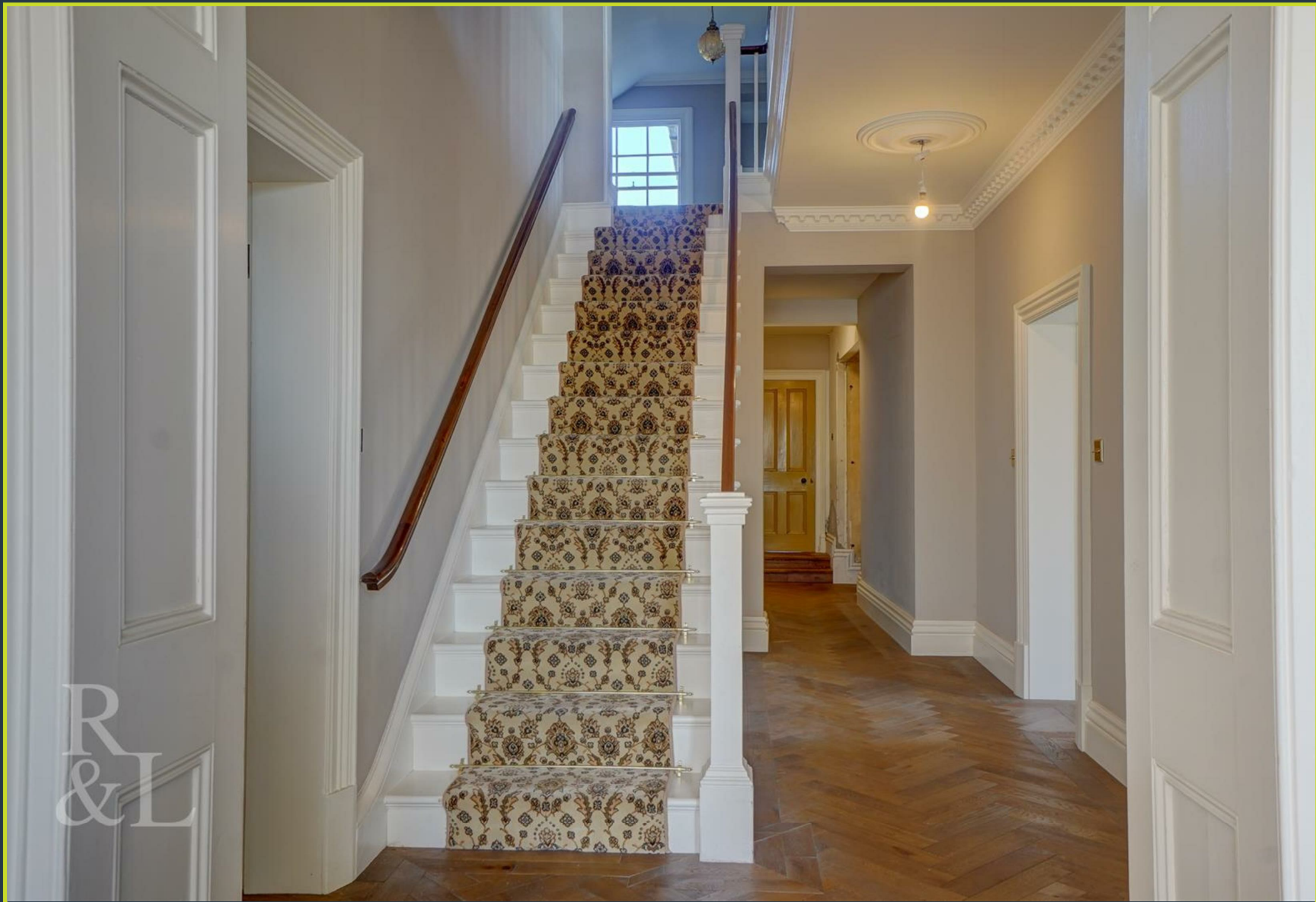
Please be aware that there are covenants in place that we can provide further information on, should you be interested.





- Stunning Period Home
- 4.5 acres with a separate parcel of 3.5 acres
- Huge Potential To Develop Further
- Could be Split into Flats to Rent
- Office Spaces At The Rear
- Historic Property
- Paddocks, Woodlands and Lawned Gardens
- Freehold
- EPC Rating E
- Council Tax Band H









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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



England & Wales		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Potential	Current	Potential	Current

EPC

