

H O W A R D
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Howard Barn | Upper Dean | PE28 0NF

Howard Barn is a striking contemporary barn-style residence extending to approximately 1,658 sq ft (154 sq m), set within a gated private development in the heart of Upper Dean and enjoying uninterrupted countryside views to the rear.

Key Features

- | | |
|------------------|-------------------------|
| 4 Bedrooms | Under Floor Heating |
| 3 Bathrooms | Private Enclosed Garden |
| Open-Plan Living | Gated Driveway |

Constructed with cedar-clad elevations and clean architectural lines, the property offers a modern interpretation of rural living. Expansive glazing, a dramatic double-height gallery and full-width bi-fold doors define the interior, creating a home characterised by light, volume and connection to the surrounding landscape.

The accommodation is arranged over two floors and offers flexible living as either three or four bedrooms, with underfloor heating throughout the ground floor and generous off-road parking for four vehicles.





Ground Floor

The ground floor centres around an impressive open-plan reception and dining space extending over 19 ft in width. Large-format tiled flooring runs seamlessly throughout and benefits from underfloor heating, enhancing both comfort and the clean architectural aesthetic.

Full-width bi-fold doors span the rear elevation, framing open countryside views and allowing the paved terrace to become a natural extension of the living space during warmer months. The proportions comfortably accommodate both sitting and dining areas, with a layout suited equally to everyday family living and entertaining. The kitchen is arranged around a substantial central island with timber worktop and breakfast seating. Shaker-style cabinetry in a muted tone provides generous storage alongside integrated appliances and ample preparation space. The double-height void above the kitchen enhances the sense of space, with feature pendant lighting descending from the gallery landing above.

To the front of the property, a separate study provides valuable flexibility. Currently fitted with a range of bespoke cabinetry and workspace, this room could equally function as a fourth bedroom. Positioned adjacent to a ground floor shower room, it offers ideal accommodation for guests or multi-generational living.

A utility room completes the ground floor accommodation, ensuring practical day-to-day functionality.



First Floor

The staircase rises to a bright gallery landing with oak handrails and glass balustrade, overlooking the kitchen below and reinforcing the home's sense of vertical volume and openness. Roof lights above draw additional natural light into the centre of the property.

The principal bedroom suite is positioned to the rear and enjoys elevated countryside views via French doors with a Juliet balcony. Generous in scale, the room is complemented by a dedicated dressing room with fitted cabinetry and a contemporary en suite shower room.

Two further double bedrooms situated at the front of the property are well proportioned and finished in a neutral palette. One is currently utilised as a dressing room. A modern family bathroom serves these bedrooms.

The layout provides clear separation between the principal suite and secondary bedrooms, creating both privacy and balance.



Gardens & Grounds

Howard Barn is approached via secure gates into a private community of barn-style homes, creating an immediate sense of exclusivity and security.

A generous gravel driveway provides parking for four vehicles.

To the rear, a full-width paved terrace spans the property and is directly accessed from the main reception space. Beyond lies a level lawn enclosed by timber fencing with planted borders and raised beds. The uninterrupted countryside backdrop is a defining feature, offering far-reaching rural views and a strong sense of openness rarely found within village settings.

A substantial timber garden studio provides additional flexibility, ideal as a home office, gym or hobby space.



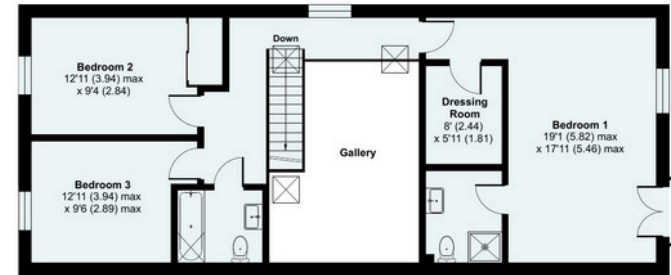
High Street, Upper Dean, Huntingdon, PE28

Approximate Area = 1658 sq ft / 154 sq m (exclude gallery)

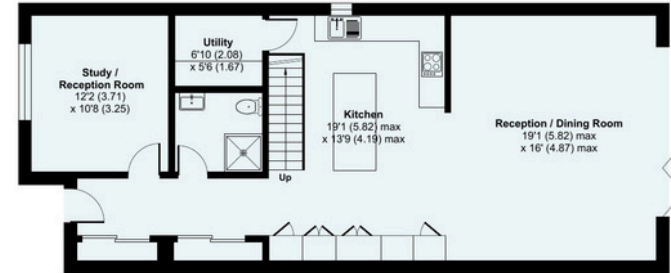
For identification only - Not to scale

Floorplan & Location Summary

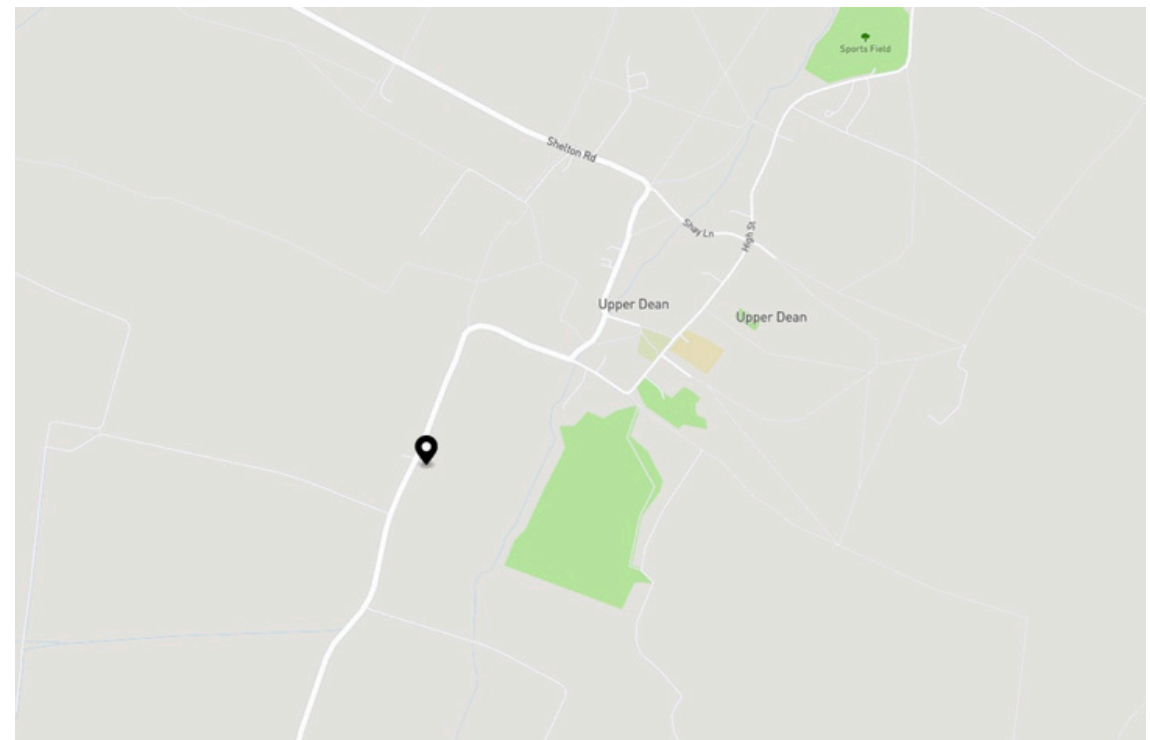
Upper Dean is a well-regarded rural village located between Bedford and Huntingdon, surrounded by attractive countryside and neighbouring villages. The setting offers a strong sense of community while remaining accessible to nearby market towns and mainline rail connections for London commuters. Howard Barn combines contemporary architectural design with gated privacy and expansive rural views, creating a modern village home with exceptional light, flexibility and presence.



FIRST FLOOR




GROUND FLOOR





Viewing by appointment only

To arrange a viewing please contact Fitzjohn Estates

 01234 380360  hello@fitzjohnestates.co.uk  fitzjohnestates.co.uk

The buyer is advised to obtain verification of tests for equipment, apparatus, fittings or services related to the property from surveyor or solicitor. Fitzjohn Estate does not perform any tests.

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