

Dunstable Road, Studham, Dunstable

Guide Price: £1,700,000

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Longyards presents a rare opportunity to acquire an exceptional rural residential smallholding extending to approximately **6.6 acres**, situated within the highly sought-after Bedfordshire village of **Studham**, on the edge of the Chiltern Hills. Combining privacy, space and future potential, the property is centred around an impressive **5,000 sq ft detached barn conversion**, approached via a private driveway and surrounded by mature grounds, paddocks and established woodland.

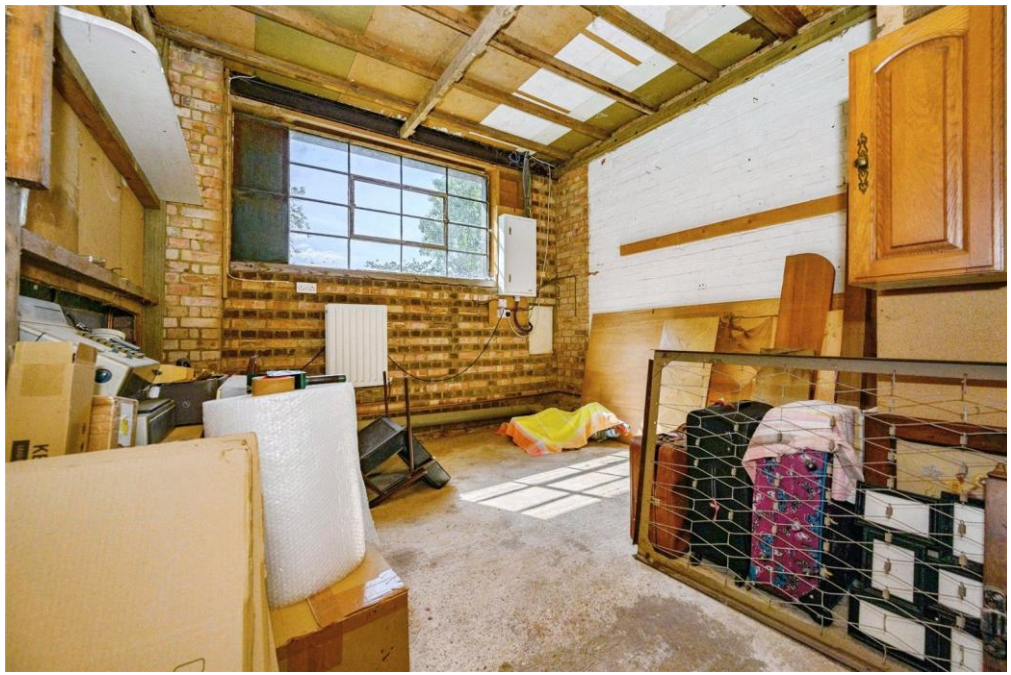
Originally converted from a former agricultural building, the spacious family home offers versatile accommodation with scope for refurbishment, enhancement or reconfiguration to suit individual requirements. The property benefits from a secluded setting, screened by mature trees and hedgerows, while remaining conveniently positioned within the village boundary and enjoying excellent access to nearby towns, the M1 motorway, mainline rail services and London Luton Airport.

A significant advantage is the property's **lawful residential status**, confirmed by a Lawful Development Certificate granted in 2025, providing certainty over its established residential use. Together with the substantial landholding and strategic village location, this creates exciting potential for future development, redevelopment or extension, subject to the necessary planning consents.

Studham is one of Bedfordshire's most desirable villages, renowned for its attractive countryside setting, strong community, excellent local amenities and access to the Chilterns National Landscape. The area also benefits from a choice of highly regarded state and independent schools.

Offering an outstanding combination of a substantial country home, extensive grounds, exceptional privacy and long-term potential, **Longyards** represents a unique opportunity for families, equestrian buyers, investors and those seeking a distinctive rural lifestyle with future prospects.







Ground Floor **First Floor**

Total floor area 523.4 m² (5,634 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **A**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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