



THE OLD COAL HOUSE, 3 DUNTON ROAD
STEWKLEY, BUCKINGHAMSHIRE

JACKSON-STOPS 

THE OLD COAL HOUSE, 3 DUNTON ROAD, STEWKLEY, BUCKINGHAMSHIRE LU7 0HY

TOTAL APPROX. FLOOR AREA 1630 SQ FT / 151.4 SQ M (excluding the barn)

A DELIGHTFUL DETACHED PROPERTY
LOCATED TOWARDS THE VILLAGE BORDERS
AND OFFERING CONSIDERABLE POTENTIAL
HAVING A TWO STOREY BARN WITH
PLANNING PERMISSION FOR CONVERSION



DISTANCES

LEIGHTON BUZZARD STATION - 6 MILES
CENTRAL MILTON KEYNES - 12 MILES
AYLESBURY - 10 MILES
CHEDDINGTON STATION - 7 MILES
LUTON AIRPORT - 22 MILES

GROUND FLOOR

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room

FIRST FLOOR

- Landing
- Four Bedrooms
- Bathroom

OUTSIDE

- Front Garden
- Rear Garden
- Substantial Two Storey Barn With Planning Permission
- Parking Spaces



THE PROPERTY

A charming period detached house believed to have been built in the late 1800's and is being sold with the benefit of an adjoining two storey barn with planning permission to be converted into additional accommodation being ideal for modern family life. The Old Coal House is situated within the Stewkley Conservation Area and is full of character with many attractive features evident including exposed floorboards and an exposed brick fireplace in the sitting room. The property comes onto the market well-presented throughout.

GROUND FLOOR

The Old Coal House is entered through a pine half glazed front door opening to the entrance hall where a staircase rises to the first floor. There is a cupboard underneath the stairs. Off the entrance hall is the sitting room with a feature fireplace in exposed brick which houses a log burning stove. This room is dual aspect with windows to the front and side. The kitchen/dining room is fully fitted with floor and wall mounted cupboards together with a deep bowl enamel sink and timber work surfaces. One of the wall cupboards conceals the gas fired central heating boiler. Built in appliances include a 'range' style cooker, dishwasher, fridge and wine chiller. This room is dual aspect with windows to the front and rear. The spacious utility room is fitted with a range of floor cupboards, a single bowl stainless steel sink and work surfaces. Built in appliances include washing machine, tumble dryer, fridge and freezer. It has doors to outside and to the adjoining barn.

FIRST FLOOR

The landing has exposed pine floorboards and a hatch allows access to the roof space. All the bedrooms have exposed floorboards. Bedrooms one and two have windows to the front. Bedroom three has a window to the rear, bedroom four has a window to the side and a cupboard housing an insulated hot water tank. The spacious bathroom is fitted with a white suite comprising a 'stand alone' bath with claw & ball feet, a separate shower cubicle, a pedestal wash basin and a high level WC. It has a window to the side and tiled flooring.



OUTSIDE

The front garden is walled and stocked with box hedging, a wrought iron gate opens to block paved path that leads to the front door.

There is a substantial two storey brick built barn (currently in two sections) that adjoins the rear of the property which has approved planning permission to be converted into further accommodation which includes a mezzanine. When converted it would provide approximately an additional 900 square feet or 83.6 square meters. Within the barn are some superb roof timbers. The Buckinghamshire Council reference number is 24/02747/APP.

The rear door from the utility room opens to a block paved courtyard area that is enclosed with a brick wall.

The south facing rear garden is partly walled with mature beech hedging and an area of lawn. At the bottom of this garden are two parking spaces with an EV charging point.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



LOCATION

Stewkley is a village within easy reach of local facilities and was voted Buckinghamshire 'best kept' village in 2017 and 2019. There are daily bus services into Leighton Buzzard and all facilities including supermarkets, post office, and dentists are within a 10 mile radius. There are GP services available 3 miles away in Wing with remote surgeries in Stewkley. Schooling is available at St. Michael's primary school in Stewkley (Ofsted rating – Good) and is in the Buckingham and Aylesbury Grammar School catchment areas. There are excellent leisure facilities in the area with three golf clubs, including the renowned Woburn Golf Club which is about 9 miles away.

PROPERTY INFORMATION

Services: Mains water, electricity and gas are connected. Drainage to a private system.

Local Authority: Aylesbury Vale Council. Tel: 0300 131 6000

Outgoings: Council Tax Band "E"

Tenure: Freehold.

EPC Rating: "D"

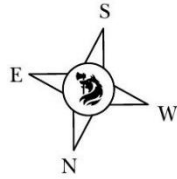
Viewing: Strictly by appointment through the sole agents

Jackson-Stops. 1 Market Place, Woburn, MK17 9PZ.

Tel - 01525 290 641







3 Dunton Road, Stewkley

Approximate Area = 1630 sq ft / 151.4 sq m

Barn overall = 473 sq ft / 43.9 sq m

Total = 2103 sq ft / 195.2 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Jackson-Stops. REF: 1500161

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

WOBURN

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