



Home Farm

Tingrith,
Bedfordshire, MK17 9EW
Offers Over £650,000

COUNTRY PROPERTIES
PART OF HUNTERS

This charming, chain-free four bedroom barn conversion combines rustic charm with modern living. The sizeable living/dining room is an exceptional space with stunning slate-tiled feature wall and wood burning stove. French doors and windows flood the room with natural light whilst the integrated surround-sound system adds ambience to your movie nights. The modern kitchen/breakfast/family room features a large central island and adjacent utility room. Upstairs, the generous principal bedroom suite with stunning slate-tiled wall, built-in wardrobes and well-appointed shower room is a luxurious treat. The three further double bedrooms and four piece family bathroom offer ample space for family or guests.

The garage features an adjacent versatile space which could be used as a workshop/office/gym or additional storage. Nestled within the desirable hamlet of Tingrith, this beautiful barn enjoys the benefits of countryside living along with convenient commuter links via M1 (J12): 3 miles and Harlington mainline rail station: 2 miles. EPC Rating: D.

- No onward chain
- Well-appointed family bathroom, en-suite shower room & cloakroom/WC
- Generous living room with feature wall and wood burning stove
- Enclosed gardens to front and rear
- Four well-proportioned bedrooms
- 22ft x 18ft open plan kitchen/breakfast/family room
- Garage with attached gym/office and off road parking
- Exclusive, gated development



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with double glazed inserts and canopy over. Stairs to first floor landing with built-in storage cupboard beneath. Engineered wood flooring. Radiator. Recessed spotlighting to ceiling. Doors to living/dining room, kitchen/breakfast/family room and to:

GUEST CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor.

LIVING/DINING ROOM

Double glazed French doors and windows to rear aspect. Feature slate-tiled wall. Corner wood burning stove set on hearth. Engineered wood flooring. Three radiators. Recessed spotlighting to ceiling. Part glazed double doors with glazed top and sidelights to:

KITCHEN/BREAKFAST/FAMILY ROOM

Twin sets of double glazed French doors to rear aspect. A range of base and wall mounted units with granite work surface areas. Built-in double oven and microwave. Induction hob with extractor above. Integrated wine cooler and fridge/freezer. Island unit with granite work surface incorporating sink with mixer tap, extending to create a breakfast bar area, also providing additional storage and housing integrated dishwasher. Cupboard housing gas fired boiler. Wall and floor tiling. Two radiators. Recessed spotlighting to ceiling.

UTILITY ROOM

Granite work surface incorporating sink with mixer tap, with base unit and space for washing machine and tumble dryer beneath. Wall mounted units. Space for American style fridge/freezer. Radiator. Floor tiling. Recessed spotlighting to ceiling. Extractor.

FIRST FLOOR

LANDING

Double glazed skylight and feature rooflight. Radiator. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Three double glazed skylights. Feature slate-tiled wall. Built-in wardrobes with sliding doors. Radiator. Door to:

EN-SUITE SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Walk-in shower cubicle with wall mounted shower unit and rainfall style shower head, close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

BEDROOM 2

Two double glazed skylights. Built-in wardrobes with mirrored sliding doors. Radiator.

BEDROOM 3

Two double glazed skylights. Built-in double wardrobe. Radiator.

BEDROOM 4

Two double glazed skylights. Radiator.



FAMILY BATHROOM

Double glazed skylight. Four piece suite comprising: Bath with mixer tap, corner shower cubicle with wall mounted shower unit and rainfall style shower head, close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Block paved patio and pathway. Outside light and cold water tap.

REAR GARDEN

Enclosed by fencing with gated side access. Various shrubs. Mainly laid to gravel and slate chippings.

GARAGE

Electrically operated up and over door. Double glazed window and stable style personal door to rear aspect. Light. Eaves storage.

WORKSHOP/GYM

Double glazed window to rear aspect. Power and light.

OFF ROAD PARKING

Off road parking for two vehicles, laid to gravel.



AGENTS NOTE

All properties are subject to an annual maintenance charge of approx. £1,980 per annum. (to be confirmed) which includes maintenance of the communal areas, entry gates, Klargester sewerage system and water filter. There are no additional water rates or sewerage costs (please note there is no mains drainage). There is no mains gas to the development, this is supplied via gas storage tanks and individually metered to each property.

Current Council Tax Band: G.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

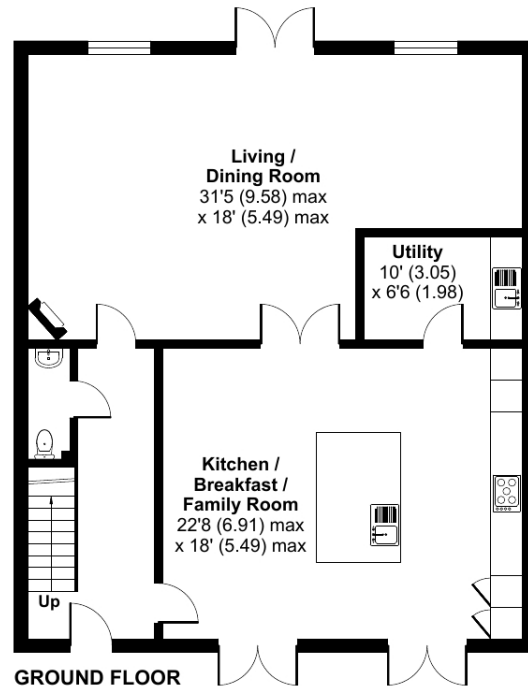
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



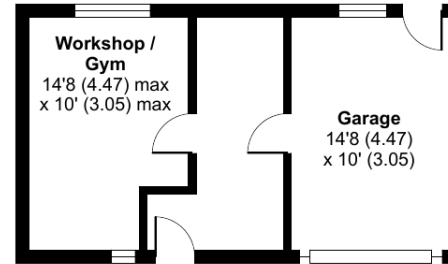


Approximate Area = 2143 sq ft / 199.1 sq m
 Outbuilding = 389 sq ft / 36.1 sq m (includes garage)
 Total = 2532 sq ft / 235.2 sq m

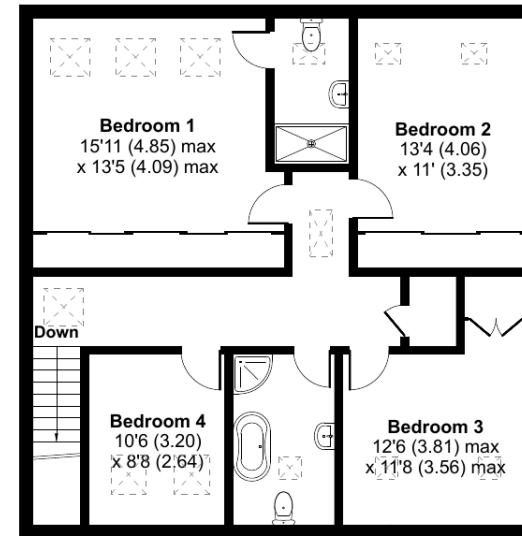
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GROUND FLOOR



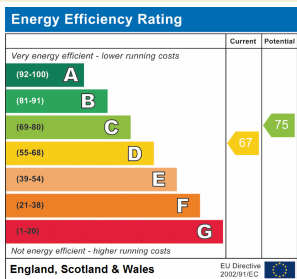
OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Country Properties. REF: 964816



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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