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properties

Church Farm Barn
4b, Greenway, Campton,
Bedfordshire, SG17 5BN
£850,000

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

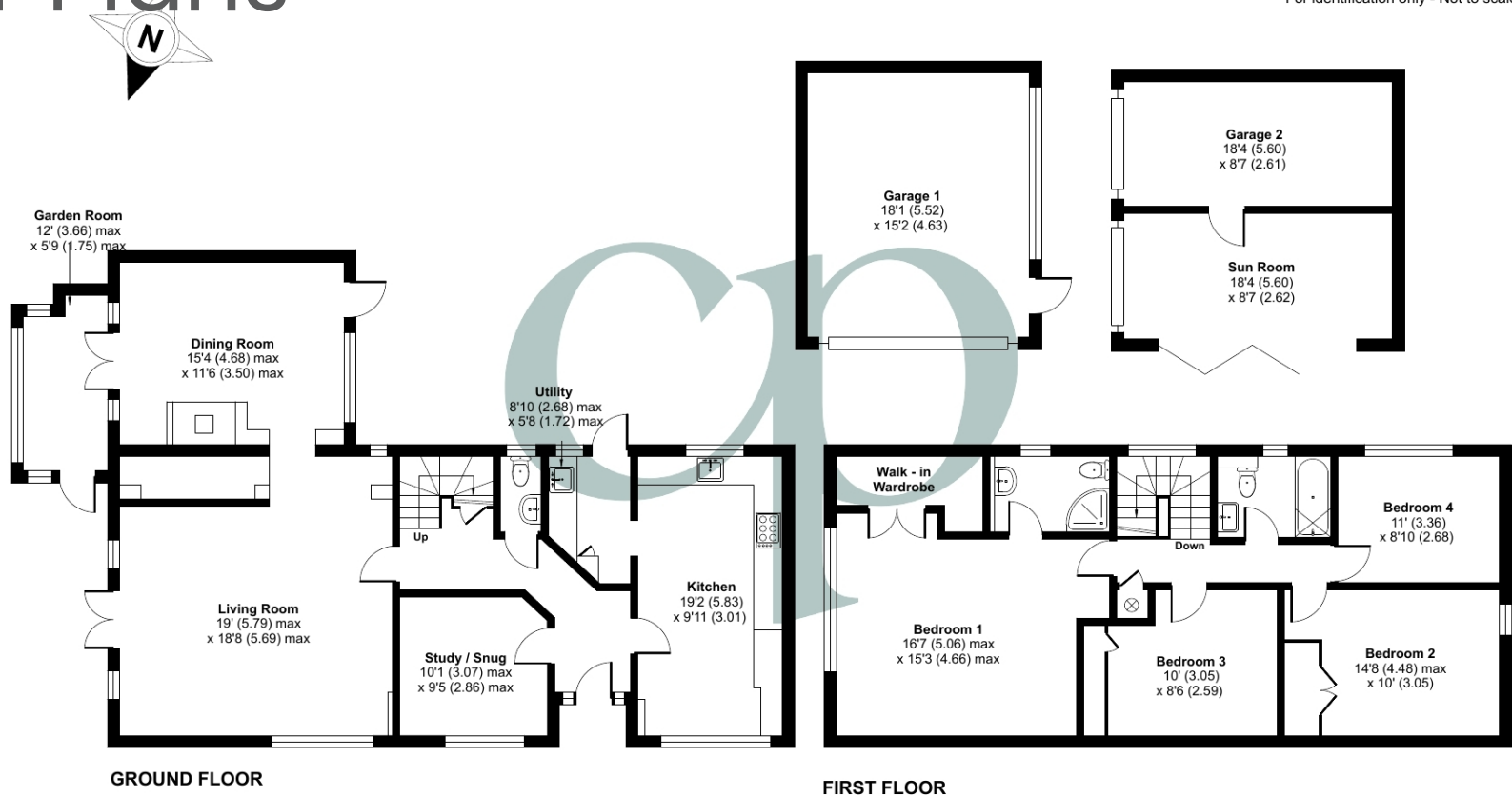
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Location, Location, Location! Church Farm Barn is a stunning four double bedroom barn style property occupies a prominent position opposite the Church in the sought after village of Campton. The property offers just under 2,000 sq ft of versatile accommodation along with 2 and 1/2 garages. This beautifully presented home has been much improved by the current owners and must be viewed to fully appreciate what is on offer!

- Located in the sought after village of Campton a short stroll to countryside walks and the local White Hart Pub !
- Separate study – ideal for those working from home !
- Four double bedrooms one with en-suite & dressing area
- New double glazed windows and doors throughout
- A short drive to nearby arlesey with rail links into the city
- Farmhouse style kitchen/breakfast room & separate utility room
- Lounge with Inglenook fireplace and separate dining room
- Views across countryside to the rear
- Private South westerly facing courtyard garden



Floor Plans



Approximate Area = 1994 sq ft / 185.2 sq m
Garages = 599 sq ft / 55.6 sq m
Total = 2593 sq ft / 240.8 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), © nichecom 2025. Produced for Country Properties. REF: 1284728

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.



Ground Floor

Entrance Hall

Solid wood floor. Doors into study, clockroom and living room. Door to kitchen/breakfast room. Under stairs storage cupboard.

Radiator. Hive central heating. Stairs rising to first floor.

Clockroom

Suite comprising low level wc and wall hung wash hand basin. Tiled flooring. Radiator. Extractor. Obscure window to side.

Kitchen/Breakfast Room

19' 2" x 9' 11" (5.84m x 3.02m) A range of wall

and base units with granite worksurfaces and upstands. Integrated Neff dishwasher. Range style cooker with double oven and 6 ring gas hob with integrated extractor hob and granite splashback. Double butler sink with mixer tap.

Space for American style fridge freezer. Tiled flooring. Dual aspect with double glazed windows to front and rear. Door into utility room.

Utility Room

8' 10" x 5' 8" (2.69m x 1.73m) Range of base

units with complementary work surfaces over. Wall mounted Worcester boiler. Worksurface space and plumbing for washing machine and tumble dryer below. Sink with macerator. Tiled flooring. Double glazed window to side and part glazed door opening onto private enclosed rear courtyard garden.

Study/Snug

10' 1" x 9' 5" (3.07m x 2.87m) Window to front aspect. Radiator.

Living Room

19' 0" x 18' 8" (5.79m x 5.69m) Dual aspect

windows to both sides and French doors with wing windows opening onto the rear garden. Solid wood flooring. Central Inglenook fireplace with multi fuel burner and exposed brickwork. Open plan to:

Dining Room

15' 4" x 11' 6" (4.67m x 3.51m) Central

Inglenook fireplace with multi fuel burner. Double part glazed doors into sun room. Double glazed window and double glazed door to courtyard with views of the church.

Garden Room

12' 0" x 5' 9" (3.66m x 1.75m) Brick base with

double glazed window and door opening onto the rear garden. Wooden flooring. Electric heater.

First Floor

Landing

Airing cupboard housing mega flow pressurised tank. Loft hatch. Large feature picture window overlooking the private courtyard area.

Bedroom 1

16' 7" x 15' 3" (5.05m x 4.65m) Large picture windows to rear aspect with far reaching views over countryside. Walk in wardrobe. Radiator. Door to en suite.

En suite Shower Room

Three piece suite comprising pedestal wash hand basin, low level flush wc and walk-in shower cubicle. Heated towel rail. Obscure window to side aspect.

Bedroom 2

14' 8" x 10' 0" (4.47m x 3.05m) Window to side aspect. Built-in wardrobe. Radiator.

Bedroom 3

10' 0" x 8' 6" (3.05m x 2.59m) Window to side aspect. Built-in cupboard. Radiator.

Bedroom 4

11' 0" x 8' 10" (3.35m x 2.69m) Double glazed window to front aspect. Built in wardrobe. Radiator.

Outside

Front Garden

Paved pathway leading to front door and gated access to rear garden.

Rear Courtyard

Private south westerly enclosed courtyard with paved patio area accessed via the utility room. Artificial grass. Wood store. Gated access to front.

Rear Garden

Laid mainly to lawn with paved patio, mature flowers/trees and shrubs and raised beds. Pond. Paved pathway provides gated access to the double garage.



Sun Room

18' 4" x 8' 7" (5.59m x 2.62m) Double glazed bi-folding doors. Tiled floor. Door leading into remaining single garage. Subject to the necessary consents could be converted into potential annexeacomodation)

Garage

18' 1" x 15' 2" (5.51m x 4.62m) Driveway providing off road parking for 2 cars. Garage with up and over door (partly converted garage into Sun Room). single garage remaining. Power and light.

Double Garage

18' 4" x 8' 7" (5.59m x 2.62m) Double garage with electric roller door with driveway providing off road parking for 2 cars)

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

