



Home Farm

Tingrith,
Bedfordshire, MK17 9EW
£600,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set within an exclusive gated development, this stylish barn conversion blends character with contemporary styling. The main living accommodation is situated on the first floor, taking full advantage of the impressive vaulted ceiling with a wealth of exposed beams. This fabulous open plan space incorporates a living area with log burning stove, dining space and fitted kitchen with granite work surfaces and a range of integrated appliances (as stated), whilst four windows and five skylights flood the space with light. There is also a useful study and cloakroom/WC. The ground floor accommodation is accessed via a spacious entrance hall and leads to the three bedrooms, the principal with en-suite shower room, and further shower room. The attractive garden is set to the front of the property with established hedging creating privacy, and off road parking for four vehicles is provided in addition to the double garage. EPC Rating: D.

- Blending character features & contemporary styling
- Stylish kitchen with a range of integrated appliances (as stated)
- Second shower room
- Harlington mainline rail station within 2 miles
- First floor open plan living space with vaulted ceiling
- Three bedrooms, the principal with en-suite shower room
- Double garage plus parking for four vehicles
- M1 (J12) within 3 miles



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed entrance door with matching sidelights. Telephone entry system. Stairs to first floor with glazed balustrade. Built-in cupboard with light, housing wall mounted gas fired boiler and Megaflo water tank. Recessed spotlighting to ceiling. Two radiators. Doors to all bedrooms, shower room and utility room.

BEDROOM 1

Double glazed French doors to front aspect with matching sidelights. Bluetooth recessed ceiling speakers. Radiator. Door to:

EN-SUITE SHOWER ROOM

Three piece suite comprising: Walk-in shower, close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting and Bluetooth speakers to ceiling.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. A range of fitted wardrobes. Radiator.

SHOWER ROOM

Three piece suite comprising: Walk-in shower, close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting and Bluetooth speakers to ceiling. Extractor.

UTILITY ROOM

Base unit with granite work surface incorporating stainless steel under counter sink with mixer tap. Space for washing machine and tumble dryer. Tiled floor. Recessed spotlighting to ceiling. Radiator. Extractor.

FIRST FLOOR

KITCHEN/DINING/LIVING ROOM

Four double glazed windows to front aspect. Feature vaulted ceiling with exposed beams and five double glazed skylights. Feature log burning stove. Kitchen area fitted with a range of units with granite work surface areas incorporating ceramic hob with extractor over. Built-in electric double oven, microwave and wine cooler. Integrated dishwasher and fridge/freezer. Island unit with granite work surface incorporating stainless steel under counter sink with mixer tap, providing further storage and breakfast bar area. Oak flooring with tile effect flooring to kitchen area. Three radiators. Intercom entry system. Door to:

STUDY

Feature exposed beam. Radiator. Engineered wood flooring. Door to:



CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling. Light tunnel.

OUTSIDE

GARDEN

Block paved pathway leading to front entrance door. Mainly laid to lawn. Block paved patio. A variety of trees and shrubs. Outside lighting and cold water tap. Enclosed by hedging and post and rail fencing with gated access.

DOUBLE GARAGE

Remote control door. Power and light.

OFF ROAD PARKING

Gravelled parking for two vehicles in front of double garage. Block paved parking for two further vehicles to front of property.

AGENTS NOTE

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

Current Council Tax Band: F.



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.

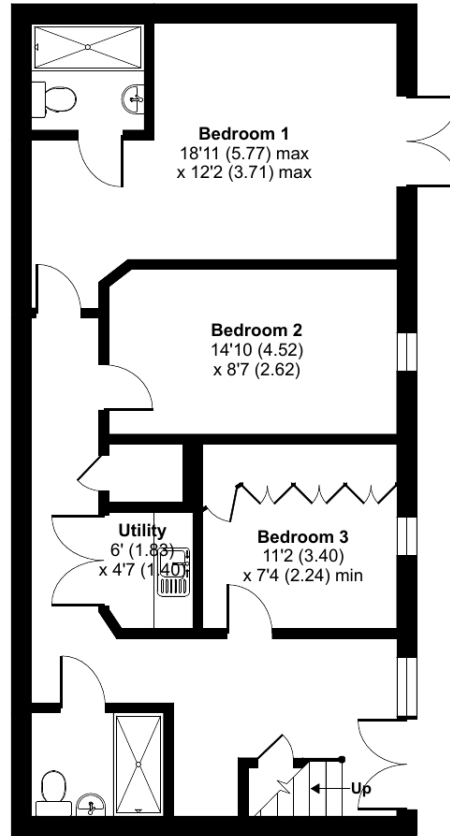
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



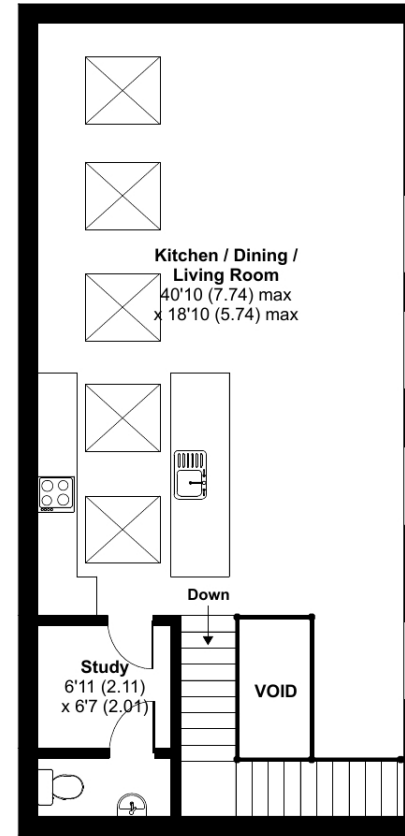


Approximate Area = 1538 sq ft / 142.8 sq m

For identification only - Not to scale



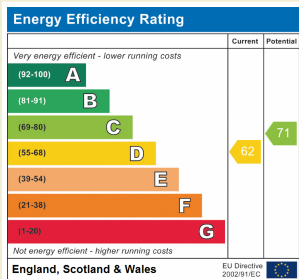
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 980596



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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