



Manor Farm Barns, Church Road

Westoning,
Bedfordshire, MK45 5JW
£600,000



Tucked away within a gated development of just four properties at the end of a village lane, this delightful barn conversion has the benefit of countryside walks practically on your doorstep. The spacious accommodation includes a generous reception hall, guest cloakroom/WC, 19ft (max) dual aspect living room with feature exposed brickwork and log burning stove, and attractive fitted kitchen with granite work surfaces and open plan dining area. There are three bedrooms to the first floor, the principal with en-suite shower room, plus a family bathroom. The part walled rear garden enjoys a south-easterly aspect and parking is provided via the block paved driveway and garage to front. EPC Rating: C.

- Spacious reception hall
- Attractive fitted kitchen with open plan dining area
- Dual aspect main bedroom with en-suite
- Enclosed rear garden with south-easterly aspect
- 19ft (max) dual aspect living room with log burner
- Guest cloakroom/WC
- Two further bedrooms plus family bathroom
- Garage & driveway parking



LOCATION

Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. Flitvale Garden Centre is located just within the boundary on the road to Flitwick. Commuters are well served by the mainline rail stations at nearby Flitwick and Harlington (approx. 1.8 and 2.3 miles respectively) with trains to St Pancras within 45 minutes. Junction 12 of the M1 is approx. 2.4 miles and London Luton International Airport is within 13.5 miles.

GROUND FLOOR

RECEPTION HALL

Accessed via open porch leading to double glazed front entrance door with matching sidelights. Double glazed window to rear aspect. Stairs to first floor landing with storage space beneath. Engineered wood flooring. Recessed spotlighting to ceiling. Radiator. Doors to living room, kitchen and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with tiled splashback. Radiator. Extractor. Tile effect flooring.

LIVING ROOM

Triple aspect via double glazed windows to front and side and double glazed sliding patio door to rear. Exposed brickwork. Feature log burning stove set on hearth. Coving to ceiling. Two radiators. Television point. Telephone point. Wood flooring.

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with under lighting and granite work surface areas incorporating sink and drainer. Space for range style oven (with extractor above), washing machine and American style fridge/freezer. Integrated microwave and dishwasher. Cupboard housing oil fired boiler. Island unit with granite work surface. Radiator. Recessed spotlighting to ceiling. Wood effect flooring. Open access to:

DINING AREA

Double glazed sliding patio door to side aspect. Recessed spotlighting to ceiling. Radiator. Television point. Wood effect flooring.

FIRST FLOOR

LANDING

Recessed spotlighting to ceiling. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.



BEDROOM 1

Dual aspect via double glazed windows to front and rear. Recessed spotlighting to ceiling. Two radiators. Television point. Door to:

EN-SUITE SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Walk-in shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Extractor. Recessed spotlight to ceiling.

BEDROOM 2

Double glazed window to front aspect. Double glazed skylight. Exposed brickwork. Radiator. Television point.

BEDROOM 3

Double glazed window to front aspect. Radiator. Hatch to loft.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Pathway leading to front entrance door. Various shrubs. Countryside views.



REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn. A variety of trees and shrubs. Outside light and cold water tap.

Enclosed by walling and fencing with gated side access.

GARAGE

Single garage situated in block. Eaves storage. Useful log storage to side.

OFF ROAD PARKING

Block paved driveway providing off road parking for three/four vehicles.

AGENTS NOTE

Structural repairs have been carried out on the dining room extension due to root exacerbated clay shrinkage subsidence and a Certificate of Structural Adequacy was issued in March 2022.

Please be advised that there is no mains gas supply or mains drainage to the property, heating and hot water is supplied by the oil fired boiler (with LPG gas supply to oven).

Management Charge: Currently £50 per month (to include maintaining the communal areas and emptying of the septic tank).

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.

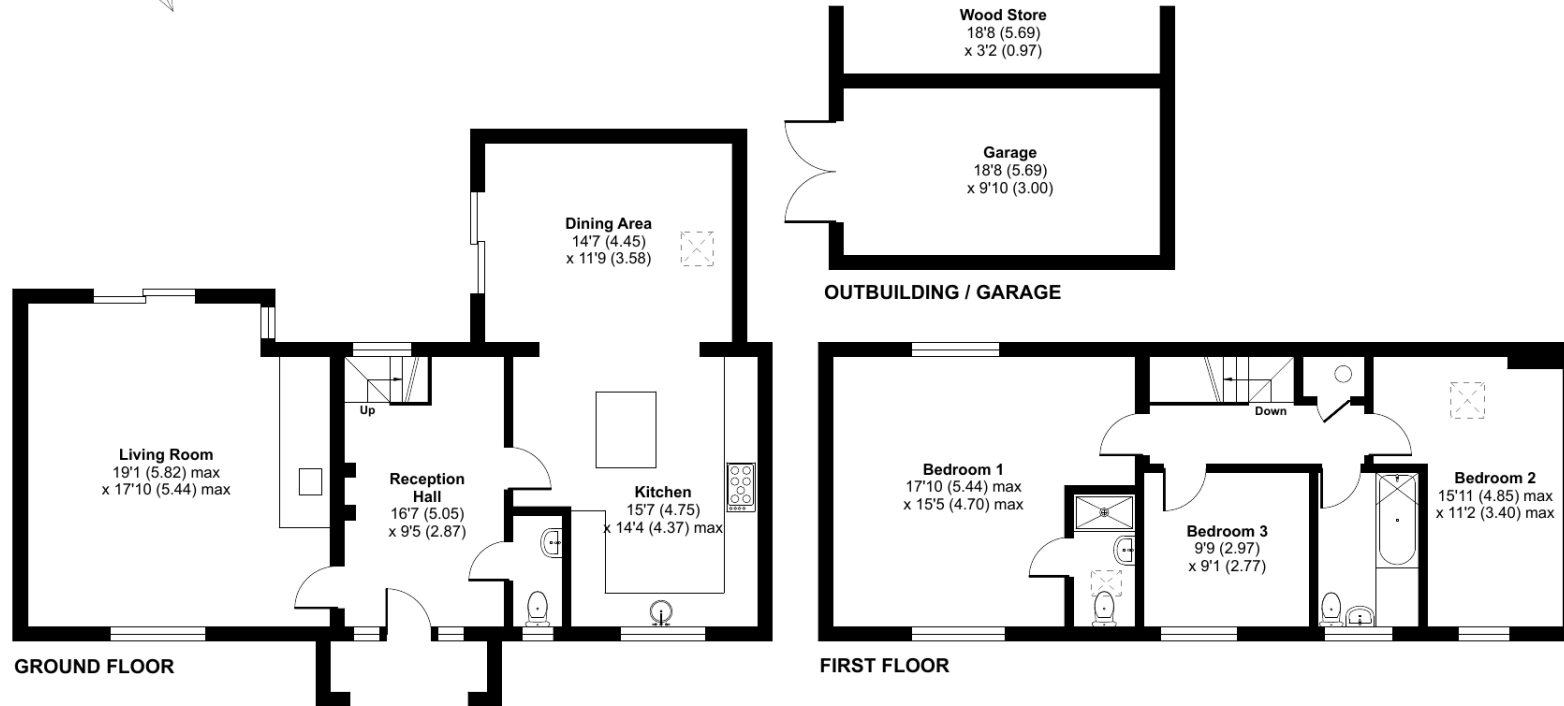
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



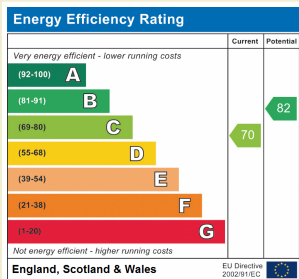


Approximate Area = 1595 sq ft / 148 sq m
 Garage = 184 sq ft / 17 sq m
 Outbuilding = 59 sq ft / 5 sq m
 Total = 1838 sq ft / 170 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 940001



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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