



2 Clifton Farm Barns

Church Street, Clifton, Shefford,
Bedfordshire, SG17 5EX
£1,200,000

country
properties

Set in a small close of just 4 substantial homes, this unique barn style home with large well established wrap around sunny garden boasts spacious accommodation throughout and is well positioned for countryside walks.

- Offered with no upward chain
- Character features include wall/ceiling beams, latch doors and Inglenook fireplace
- Sought after village location and located on the outskirts of the village
- 23ft Living room with feature open Inglenook fireplace and bi-fold doors onto rear garden
- Bedroom 1 dressing room and en-suite
- Two outbuildings with power and light, could be converted subject to necessary planning consents
- Located in a quiet close



Ground Floor

Entrance Hall

Double glazed window to front. Radiator. Tiled flooring. Under stairs storage cupboard. Stairs raising to first floor. Large double glazed multi pane window to rear. Doors into living room, study, dining room, cloakroom and kitchen/breakfast room. Two sets of stairs raising to first floor.

Cloakroom

Obscure double glazed window to side. Low level wc. Tiled splashbacks. Radiator.

Living Room

23' 6" x 15' 9" (7.16m x 4.80m) Dual aspect double glazed windows to both sides. Double glazed bi-fold doors onto rear garden. Oak flooring. Feature Inglenook fireplace with inset wood burning stove with background lighting and stone hearth. Exposed ceiling beams. Two radiators. Four wall lights.

Dining Room

12' 8" x 11' 7" (3.86m x 3.53m) Dual aspect double glazed window to front and side. Sapele flooring. Four wall lights. Radiator.

Study

11' 2" x 9' 8" (3.40m x 2.95m) Double glazed window to rear. Oak flooring. Radiator.

Kitchen/Breakfast Room

17' 3" x 16' 8" (5.26m x 5.08m) Two double glazed windows to front. A range of wall and base units with granite worksurfaces over and upstands. Inset one and a half sink unit with swan neck mixer tap over. Ceramic built in double oven and grill and microwave. Induction hob with extractor hood over. Integrated dishwasher. Two integrated fridge freezers. Stone flooring. Multipane double doors onto rear garden. Exposed ceiling beams. Door to utility room

Utility Room

8' 8" x 8' 5" (2.64m x 2.57m) Base units with granite worksurfaces over. Inset ceramic sink and drainer unit with swan mixer tap over and glass splashbacks. Vaulted ceiling with Velux window. Space and plumbing for washing machine. Space for tumble dryer. Full height storage cupboard. Door to side. Stone flooring. Radiator.

First Floor

Landing 1

Velux window to front. Radiator. Doors into bedroom 1, bedroom 4 and bedroom 3. Double glazed window to side with fitted shutter. Radiator. Door to bathroom.



Bedroom 1

16' 10" x 14' 11" (5.13m x 4.55m) Double glazed window to side. Radiator. Door leading to dressing area.

Dressing Room

7' 1" x 5' 8" (2.16m x 1.73m) Fitted hanging rails with door through to en-suite.

En-suite

Double shower cubicle, inset wash hand basin, low level wc. Chrome heated towel rail. Velux window to side. Shaver point. Karndean wood effect flooring.

Bathroom 1

Four piece suite comprising corner jacuzzi bath with telephone mixer tap attachment. Shower cubicle. Low level wc. Pedestal wash hand basin. Shaver point. Radiator. Tiled splash backs. Velux window to rear.

Bedroom 4

11' 1" x 7' 6" (3.38m x 2.29m) Velux window to rear. Double glazed with fitted blind. Further double glazed feature window to rear. Wood effect flooring. Radiator.

Bedroom 3

13' 1" x 12' 8" (3.99m x 3.86m) Double glazed window to front. Radiator. Double fitted wardrobe. Door onto 2nd Landing.



Landing 2

Velux window to rear. Large storage airing cupboard housing hot water tank. Doors into bedroom 2, bathroom 3.

Bedroom 2

17' 2" x 9' 6" (5.23m x 2.90m) Double glazed window to side. Wood effect flooring. Radiator. Loft access to boarded loft space.

Bathroom 2

Five piece suite comprising corner bath with telephone mixer tap attachment. Shower cubicle. Pedestal wash hand basin, wc and bidet. Tiled flooring. Radiator. Tiled splashbacks. Shaver point. Obscure double glazed window to front. Velux window.

Outside

Front Garden

Paved shingle driveway provides parking for several cars. Large open carport with double doors onto rear garden, fitted with power and light. 2 x open carports with power and light.

Outbuilding/Garage 1

16' 7" x 8' 3" (5.05m x 2.51m) Double doors to entrance. Power and light.

Outbuilding/Garage 2

16' 7" x 7' 10" (5.05m x 2.39m) Double doors to entrance. Power and light. Service door from carport.

Rear Garden

Paved patio area with brick retaining wall. Laid mainly to lawn with a variety of mature well stocked tree, flower and shrub borders. Further paved patio with oak framed, tiled roof gazebo. Three blossom trees. Timber built shed with vaulted roof and leaded light windows to front and sides with a further timber shed. Power points, water tap. Wendy house.

Agents Note

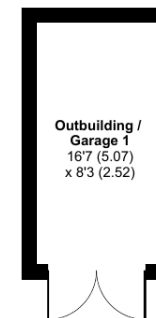
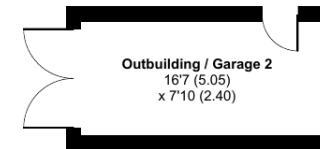
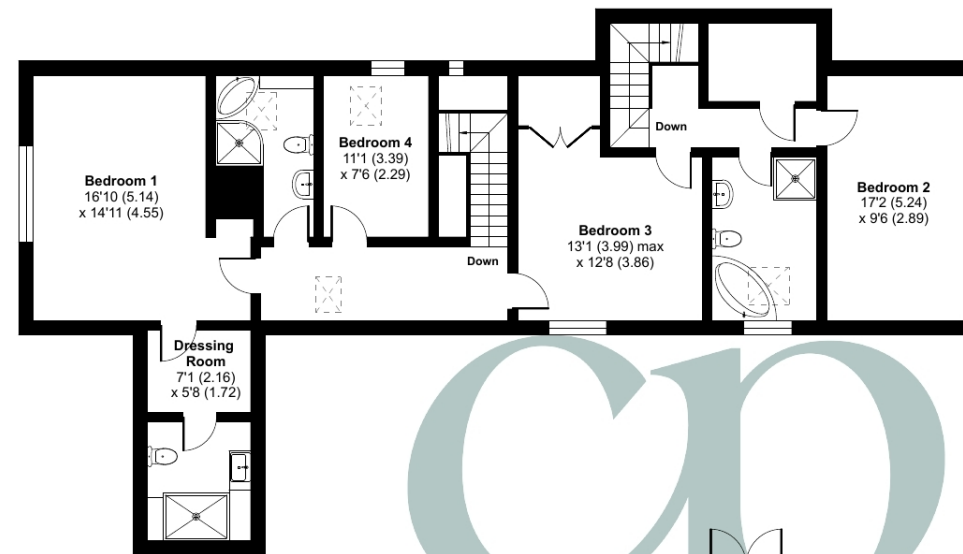
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

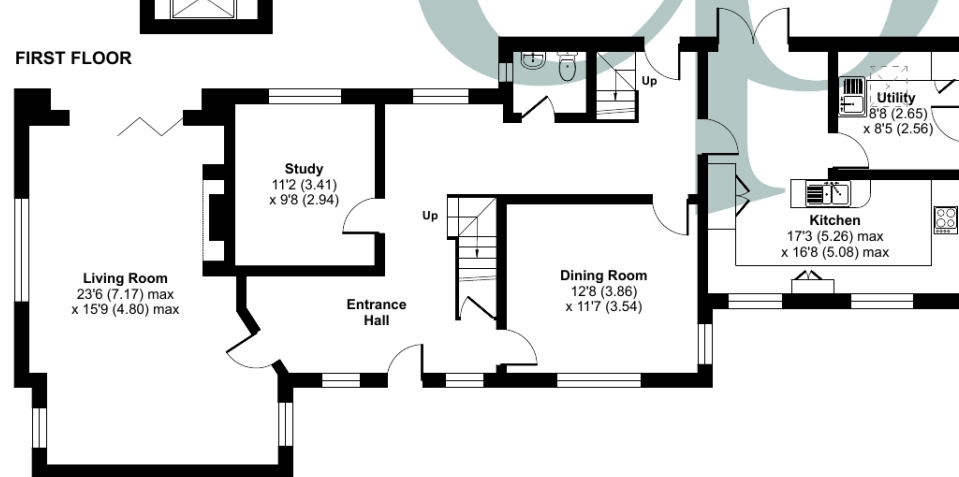




Approximate Area = 2513 sq ft / 233.4 sq m
 Outbuildings / Garages = 267 sq ft / 24.8 sq m
 Total = 2780 sq ft / 258.2 sq m
 For identification only - Not to scale

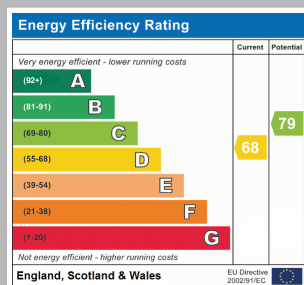


FIRST FLOOR



GROUND FLOOR

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: 1253941



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Viewing by appointment only

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