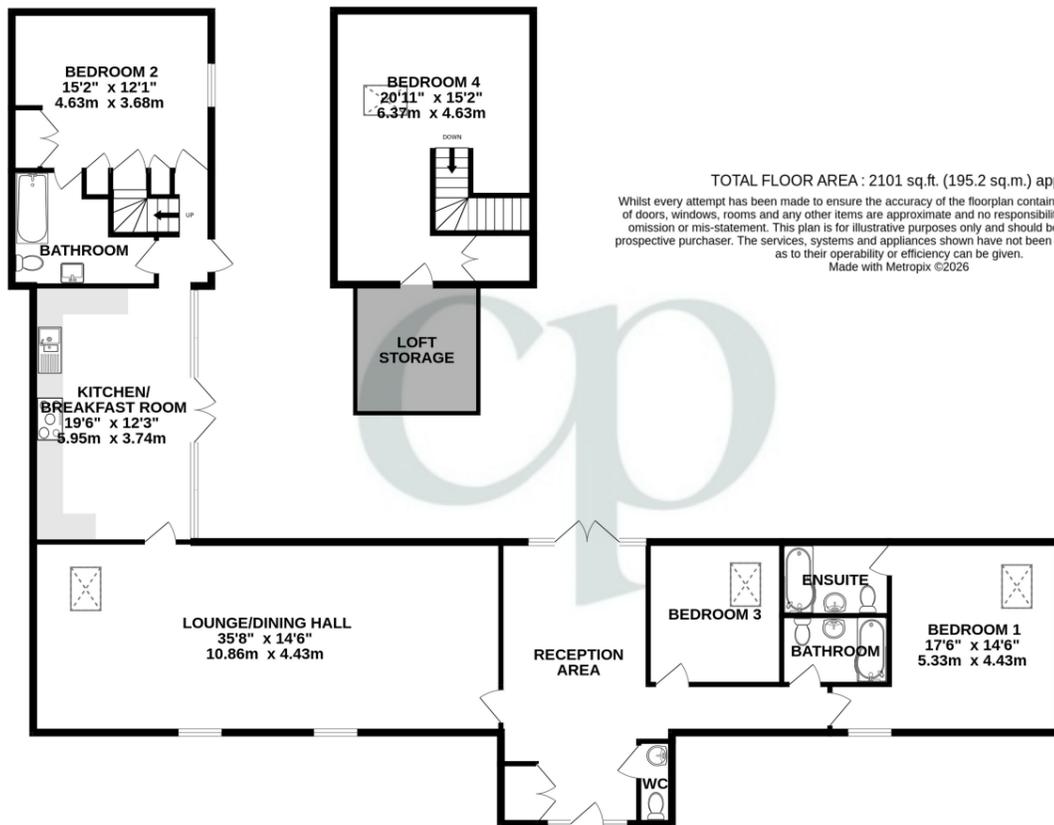




GROUND FLOOR
1784 sq.ft. (165.7 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



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

Country Properties | 1, Church Street | MK45 2PJ

T: 01525 403033 | E: ampthill@country-properties.co.uk

www.country-properties.co.uk

Experience the perfect blend of historic character and contemporary scale at Nettle Barn.

Tucked away within the exclusive, gated Little Park Farm, this impressive four-bedroom conversion is defined by its spectacular 35ft vaulted Lounge and Dining Hall and a generous 19ft farmhouse-style kitchen. Offering over 2,100 sq. ft. of versatile living with private bedroom wings, it provides an unparalleled lifestyle just moments from the heart of historic Ampthill.

- Features a breathtaking 35'8" x 14'6" Lounge and Dining Hall, serving as a magnificent centerpiece for entertaining and family life.
- Boasts a total floor area of 2,101 sq. ft. (195.2 sq. m.), ensuring every room feels exceptionally bright and airy.
- A spacious 19'6" x 12'3" Kitchen/Breakfast Room, perfectly designed for casual dining and social cooking.
- The clever layout offers distinct separation, with the Master suite and Bedroom 3 in one wing, and Bedroom 2 tucked away on the opposite side of the home.
- A private staircase leads to Bedroom 4 (20'11" x 15'2"), creating an ideal guest retreat, teenager's floor, or expansive home office.
- Situated within a secure, private community at Little Park Farm, offering peace of mind and a prestigious Station Road address.

Ground Floor

Entrance Hall/Sitting Room

Front door leading to; Beams to vaulted ceiling, two radiators, french doors to rear.

Lounge/Dining Room

Exposed timbers and beams, vaulted ceiling, skylight window, radiator, two double glazed windows to front, door to Kitchen/Breakfast room.

Kitchen/Breakfast Room

Bespoke farmhouse style kitchen fitted with a range of base and wall mounted units and work surfaces over, space for range cooker, space for american style fridge freezer, integrated dishwasher, one and a half bowl sink drainer unit, ling to splashbacks, tiled flooring, double glazed windows and french doors to garden, radiator.

Cloakroom

Wash hand basin, low level w/c, radiator.



Bedroom One

Skylight window to rear, double glazed window to front, exposed timbers and beams, radiator. Door leading to;

Ensuite

White suite comprising of wash hand basin, low level WC, panelled bath with shower over, recess spotlights, ceramic tiled flooring, radiator, part tiling to splashback areas.

Bedroom Two

A range of built in wardrobes, double glazed window to side, radiator, door leading to:

Ensuite

White suite comprising of; wash hand basin, low level W/C, Jack and Jill door between bedroom two and the lobby, ceramic tiled flooring.

Bedroom Three

Skylight window, loft access, exposed timbers and beams, radiator.

Bathroom

A white suite comprising of; panelled bath with shower over, wash hand basin, low level WC, full tiling to all areas, heated towel rail.

Lobby

Stairs rising to;

First Floor

Bedroom Four

Built in cupboard and access to loft, skylight window, radiator.

Outside

Garden

A substantial wrap around garden with an extensive lawn. Several mature established trees, flower beds and shrubs, fully enclosed with open views, patio to the rear of the property and a garden shed.

Parking

Gated driveway providing ample parking for several cars.

NB

These are preliminary details to be approved by vendor.

NB

From the centre of Ampthill take Woburn Street, continue to the end. Turn left at T-junction, approx 100 yards on your right turn right into a gated entrance.

Once through the gates follow the tree-lined drive and Nettle Barn is on your left approx 200m down the drive.

