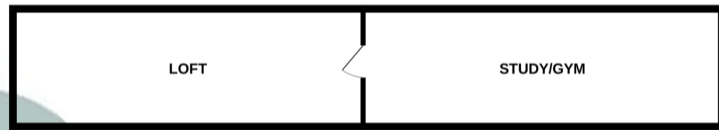
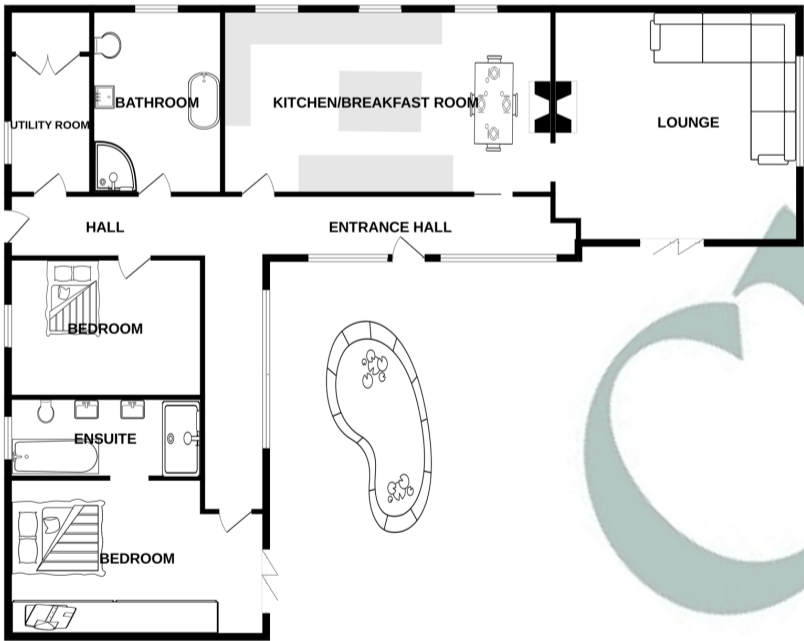




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	85

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

This charming two-bedroom barn conversion, nestled in the picturesque village of Kitchen End, Silsoe, offers a perfect blend of rustic character and modern comfort. The property boasts oak doors and exposed beams, log burners, underfloor heating and large windows/bi-folding doors that flood the interior with natural light whilst creating seamless indoor/outdoor living.

Both bedrooms are generously sized, with the master suite offering stunning views of the surrounding countryside and immaculately manicured garden with bi-folding doors opening to the pond and sun-drenched patio area.

Outside, the property is set on up to an acre of land, providing ample space for outdoor living, gardening, and potential further development (subject to planning permission). A private, electric gated driveway leads to the barn, ensuring seclusion and privacy. The surrounding land features well-maintained lawns, mature trees, and a variety of shrubs, offering a peaceful rural retreat just a short distance from local amenities. This unique home is perfect for those seeking a tranquil lifestyle in a desirable village location.



- An open-plan living area that seamlessly connects the living room, dining space, and a well-appointed kitchen.
- Incredibly generously sized 'his and hers' en-suite with both 2 rainfall shower heads and 2 sinks.
- Electrically operated gates opening on to the shingled driveway providing electric car charging and ample off-road parking.
- Gardens fit for the 'Gardeners World' magazine boasting the ornate fish pond and shaped bush/shrub/flower beds.
- Planning permission granted with 2.5 years remaining to extend in to the loft area to create further bedrooms.

- Lounge
19' 0" x 19' 0" (5.79m x 5.79m)
- Office/Gym (in roof space)
27' 0" x 9' 0" with sloping ceiling
(8.23m x 2.74m)
- Kitchen/Dining Room
26' 0" x 14' 2" (7.92m x 4.32m)
- Utility
- Bedroom One
20' 0" x 12' 5" (6.10m x 3.78m)
- Ensuite
- Bedroom Two
15' 0" x 10' 10" (4.57m x 3.30m)
- Bathroom

