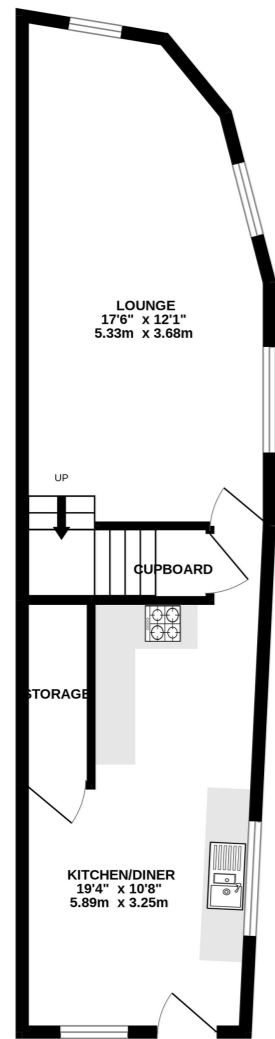
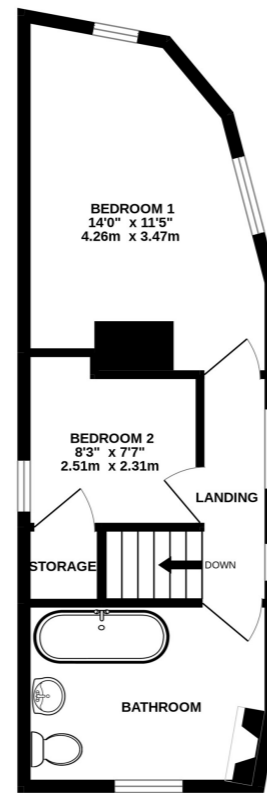


Floor Plans

GROUND FLOOR



1ST FLOOR



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.

The Lighthouse, 14, Baker Street

Amphill, Bedfordshire,
MK45 2QE

Offers in Excess of £325,000

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk



"The Lighthouse", a stunning and unique 2 bedroom town cottage, beautifully presented throughout - a credit to the owner.

- Walking distance to all the shops, restaurants and Ampthill Park
- Pretty cottage garden with covered raised decked patio
- Character features: curved walls, dado rails, terracotta tiles, sash windows
- Two bedrooms with a first floor bathroom
- Heritage bathroom suite with roll-top bath.
- On-street parking but potential to create off-road parking

Ground Floor

Entrance Door

Stable door to kitchen/dining room.

Open plan kitchen/dining room

19' 4" x 10' 8" (5.89m x 3.25m) A range of base and wall mounted units with wooden work surfaces, 1.5 basin ceramic sink and drainer with mixer tap, tiling to splashbacks, integrated dishwasher, space and plumbing for fridge and washing machine, space for oven with extractor hood over, double glazed windows to the front and side, radiator.

Lounge

17' 6" x 12' 1" (5.33m x 3.68m) Dado rail, stairs to first floor, radiator, two double glazed sash windows to the side.

First Floor

Landing

Access to loft, two double glazed sash windows to the side, radiator.

Bedroom One

14' 0" x 11' 5" (4.27m x 3.48m) Double glazed sash windows to the front and side, radiator.

Bedroom Two

8' 3" x 7' 7" (2.51m x 2.31m) Storage cupboard, double glazed window to the side, radiator.

Bathroom

A Heritage suite comprising of a roll top bath with shower over, wash hand basin, low level WC, cast iron fireplace, cast iron style fireplace with towel rail, part tiled walls, double glazed sash window to the front.

Outside

Enclosed Garden

A beautiful courtyard garden, mainly block paved with shingle lined flower beds, potted plants, sheltered decking area, shed to remain.

Directions

From the centre of Ampthill take Dunstable Street, Baker Street is the 2nd on the left hand side, follow the road to the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

