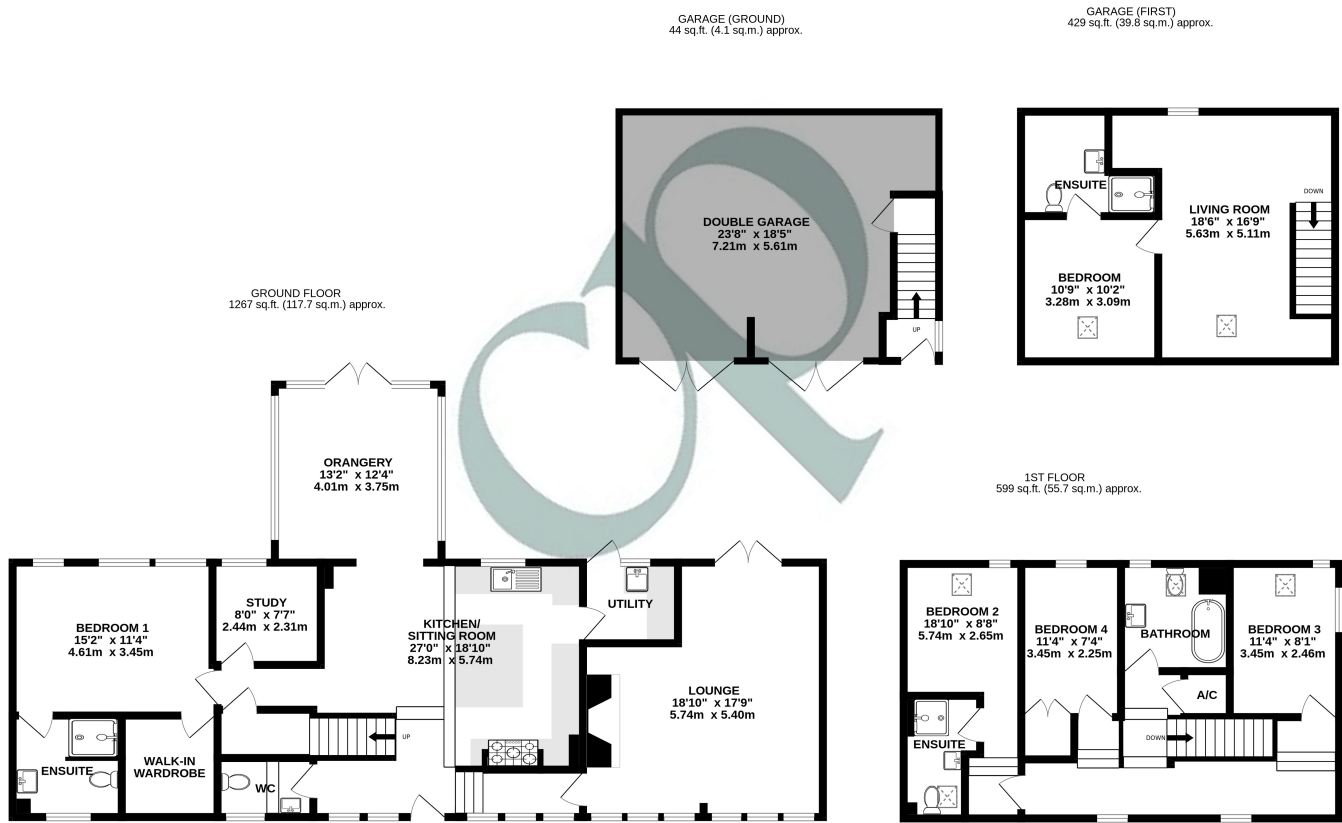




TOTAL FLOOR AREA : 2339 sq.ft. (217.3 sq.m.) approx.

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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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

An absolutely stunning barn conversion perched atop the Greensand Ridge with breath-taking views of Central Bedfordshire. A perfect combination of character and modern living, this mews-style 4/5 bedroom home with 4 bathrooms, set on 0.27 acres, is the whole package!

- Four bedrooms in the main house and one bedroom above the garage.
- Stunning countryside views.
- Beautiful specification throughout.
- Barn conversion with character features throughout.
- Oil-fired central heating.
- Residents association with a management charge of £120pcm.

Ground Floor

Open Plan Kitchen/Sitting Room

27' 0" x 18' 10" (8.23m x 5.74m) A range of base and wall mounted units with quartz work surfaces over, central island wooden work surfaces over, inset Belfast sink and drainer with boiling water mixer tap, brick and tiled splashbacks as well as brick surround with space for the oven, integrated dishwasher and wine fridge, space for American style fridge/freezer, double glazed windows to the front and rear, cast iron-style radiator, opening to orangery/dining room.

Utility

A range of base and wall mounted units with quartz work surfaces over, inset stainless steel sink and drainer with mixer tap, door to garden, double glazed window to the rear, radiator.

Orangery

13' 2" x 12' 4" (4.01m x 3.76m) French doors opening to the rear garden, vaulted ceiling, radiator.

Lounge

18' 10" x 17' 9" (5.74m x 5.41m) Inglenook fireplace with log burner, vaulted ceiling, French doors opening to the rear garden, double glazed windows to the front, two cast iron-style radiators.

Study

8' 0" x 7' 7" (2.44m x 2.31m) Double glazed window to the rear, radiator.

Cloakroom

A vintage-style suite comprising of a low level WC, wash hand basin, double glazed window to the front, cast iron-style radiator.

Inner Hall

Three double glazed windows to the front.



Bedroom One

15' 2" x 11' 4" (4.62m x 3.45m) Double glazed windows to the front, walk-in wardrobe, radiator.

Ensuite One

A vintage-style suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

First Floor

Landing

Vaulted ceiling, airing cupboard housing hot water tank, double glazed windows to the front, two radiators.

Bedroom Two

18' 10" x 8' 8" (5.74m x 2.64m) Vaulted ceiling with Skylight and double glazed window to the rear, radiator.

Ensuite Two

A vintage-style suite comprising of a shower cubicle, low level WC, wash hand basin, Skylight window to the front, radiator.

Bedroom Three

11' 4" x 8' 1" (3.45m x 2.46m) Vaulted ceiling with Skylight and double glazed windows to the side and rear, radiator.

Bedroom Four

11' 4" x 7' 4" (3.45m x 2.24m) Fitted wardrobes, vaulted ceiling, double glazed window to the rear, radiator.

Bathroom

A vintage-style suite comprising of a slipper bath with telephone shower mixer attachment, low level WC, wash hand basin, vaulted ceiling with Skylight and double glazed window to the rear, heated towel rail.

Outside

Rear Garden

Mainly laid to lawn with pergola-covered patio seating area and stunning countryside views.

Double Garage

23' 8" x 18' 5" (7.21m x 5.61m) Power and light, annexe room above.

Parking

Associated parking in front of the garage and plenty of visitor's parking.

Annexe

Lounge

18' 6" x 16' 9" (5.64m x 5.11m) Skylight and double glazed window to the front, office area, electric radiator.

Bedroom

10' 9" x 10' 2" (3.28m x 3.10m) Skylight to the front, electric radiator.

Shower Room

A suite comprising of a shower cubicle with electric shower, low level WC, wash hand basin, heated towel rail.

