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

COUNTRY PROPERTIES
PART OF HUNTERS

22, Church Street

Ampthill, Bedfordshire,
MK45 2EH
£575,000

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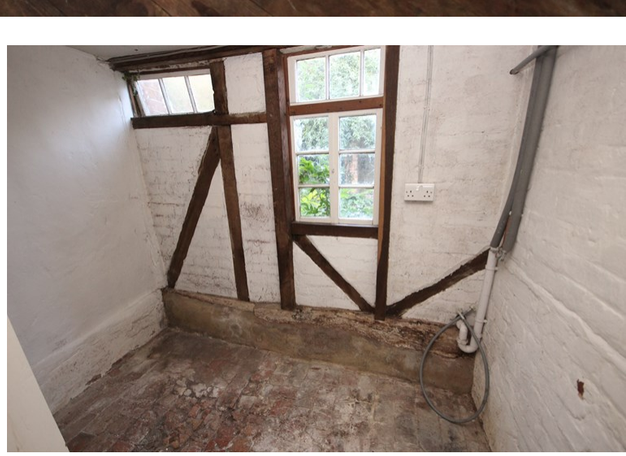
A piece of Ampthill history. A very rare opportunity to own a truly unique town centre home full of character features and charm. Requiring updating however, offering immense potential with a versatile layout.

- Central location with no onward chain worries.
- Enclosed garden with access through gated garage/parking area.
- Original open fires, bespoke built-in furniture, exposed timbers and floors.
- Three reception rooms and four bedrooms including ensuite master, family bathroom and guest cloakroom.
- Kitchen, seperate store, utility room and cellar.
- Substantial 'barns' with potential to be explored.
- Grade 2 listed.



Floor Plans

GROUND FLOOR
APPROX. FLOOR
AREA 1214 SQ.FT.
(112.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1028 SQ.FT.
(95.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2242 SQ.FT. (208.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

First Floor

Entrance Hall

Entrance door to front, built-in cupboard, block brick flooring, door to cellar, stairs rising to first floor, radiator.

Reception One

15'1" x 11'9" (4.60m x 3.58m) Open fireplace with timber surround and tiled hearth, exposed timber flooring, leaded window to front with secondary glazing inset, radiator, bespoke built-in wooden bar with shelving and cupboards dating back to 1846 when the property was an inn called The Old Red Lion.

Reception Two

15'2" x 10'5" (4.62m x 3.17m) Feature fireplace, exposed floor boards, bespoke built-in corner unit, leaded window to front with secondary glazing, radiator.

Reception Three

17'1" x 11'2" (5.21m x 3.40m) Open fireplace with timber surround, built-in corner cupboard, exposed timber flooring, multi pane French doors to rear, window to side, radiator.

Cellar

Electric meter.

Kitchen

12'3" x 11'9" (3.73m x 3.58m) A range of base and wall mounted pine units with work surfaces over, 1.5 bowl stainless steel sink and drainer, tiling to splashbacks, space for dishwasher, space and gas point for cooker, electric point for cooker, brick block flooring, door to garden, cupboard to boiler, radiator.

Inner Lobby

Door to cloakroom and utility, stairs rising to first floor.

Cloakroom

A suite comprising of a vintage high level WC, wash hand basin, door to garden, brick block flooring, window to side, radiator.

Utility/Store

Built-in worktops, block brick flooring, exposed beams, plumbing for washing machine, window to side.

First Floor

Landing

Exposed timbers, two leaded windows to rear, airing cupboard housing hot water tank and shelving, loft access.

Bedroom One

16'8" x 14'7" > 11'9" (5.08m x 4.45m > 3.62m) Open cast iron fireplace, exposed timber flooring, two windows to front, radiator.

Ensuite

A suite comprising of a panelled bath with shower mixer attachment, wash hand basin, low level WC, towel rail, leaded window to front.

Bedroom Two

17'8" x 10'5" (5.38m x 3.17m) Feature cast iron fireplace with tiled hearth and timber surround, exposed beams, leaded window to front, radiator.

Bedroom Three

11'5" x 9'3" (3.48m x 2.82m) Exposed timbers and wooden flooring, built-in cupboard, leaded window to front, radiator.

Bathroom

A suite comprising of a panelled bath, wash hand basin, low level WC, towel rail, window to side.

Bedroom Four/Studio

15'2" x 14'5" (4.62m x 4.39m) Stairs from inner lobby, exposed wooden flooring, four leaded windows to side, radiator.

Outside

Garage

23'1" x 8'5" (7.04m x 2.57m) Front double doors to street, rear tri-fold doors to garden.

Barns

Three barns of timber and brick construction. Depending on intended use, they will need some modernisation. However, in 2015, the whole roof was repaired and the rear walls were painted and restored.
Barn One - 20'5" x 15'0"
Barn Two - 16'5" x 16'0"
Barn Three - 17'8" x 16'4"

Garden

Shingle area to the rear of the house, mainly laid to lawn, various shrubs and bushes, steps rising to a second secret garden area.

Agents Note

The home is Grade 2 Listed - it was given covenants with the National Trust by Sir Albert Richardson. This means that historic features cannot be altered without consent. This would refer particularly to the original wooden bar of the inn, 1846, in reception one.
NB - Please note that there will be a minimum marketing period of 3 weeks for this property.

Directions

From the centre of Ampthill, head towards Maulden. Number 22 is approximately 100 metres on the left.

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 that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor's surgeries, 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.