



Manor Farm Barns, Church Road

Westoning,
Bedfordshire, MK45 5JW
£800,000

country
properties

Pleasantly situated at the top of a highly desirable road, within a gated development of just four properties, this stunning barn conversion has the benefit of delightful countryside walks on your doorstep. With approx. 2,248 sq.ft of accommodation, the ground floor features a generous reception hall with direct access to the enclosed rear garden and adjacent cloakroom/WC, dual aspect living room (25ft x 24ft max) with dual fuel stove, and 25ft dual aspect kitchen/dining room. The fourth bedroom with en-suite shower room is also located on the ground floor and offers the versatility to utilise as a home office if preferred. All three first floor bedrooms offer delightful countryside views, with the generous principal bedroom extending to 25ft and having the benefit of en-suite facilities, in addition to a family bathroom with four piece suite. There is an enclosed garden to the rear and parking is providing via a double carport and block paved driveway. EPC Rating: C.

- Delightful location with stunning countryside views
- Gated development of just four homes
- Spacious reception hall
- 25ft dual aspect living room with dual fuel stove
- 25ft dual aspect kitchen/dining room
- Guest cloakroom/WC
- Fourth ground floor bedroom/optional home office with en-suite
- Three first floor bedrooms (principal with en-suite)
- Four piece first floor family bathroom
- Double carport plus block paved driveway



LOCATION

Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. A garden centre with farm shop is located just within the boundary on the road to Flitwick. Commuters are well served by the mainline rail stations at nearby Flitwick and Harlington (approx. 1.8 and 2.3 miles respectively) with trains to St Pancras within 45 minutes. Junction 12 of the M1 is approx. 2.4 miles and London Luton International Airport is within 13.5 miles.

GROUND FLOOR

RECEPTION HALL

Accessed via opaque double glazed front entrance door with matching sidelights. Double glazed window to side aspect. Double glazed French doors to rear aspect with matching sidelights. Engineered wood flooring. Two radiators. Recessed spotlighting to ceiling. Built-in storage cupboards. Stairs to first floor landing. Steps up to kitchen/dining room. Doors to living room, bedroom 4 and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with tiled splashback. Floor tiling. Recessed spotlighting to ceiling. Floor mounted oil fired boiler.

KITCHEN/DINING ROOM

Dual aspect via two double glazed windows to front and double glazed French doors and window to rear. A range of base and wall mounted units with mood lighting and granite work surface areas incorporating 1½ bowl sink and drainer, extending to create a peninsula breakfast bar with additional storage beneath. Space for American style fridge/freezer and range style oven (with extractor over). Built-in microwave. Integrated dishwasher. Space and plumbing for washing machine (housed within base unit). Radiator. Recessed spotlighting to ceiling. Engineered wood flooring. Wired carbon monoxide detector.

LIVING ROOM

Dual aspect via double glazed French doors to one side, plus double glazed sliding patio doors and window to other side. Dual fuel stove set on paved hearth, with feature exposed brick backdrop. Two radiators. Engineered wood flooring. Wired smoke alarm and carbon monoxide detector.

BEDROOM 4

Double glazed window to front aspect. Fitted furniture including triple wardrobe, desk/dressing table, drawer units and storage cupboards. Radiator. Engineered wood flooring. Door to:



EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect.
Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Tiled splashback. Heated towel rail. Floor tiling. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Double glazed skylight. Light tunnel. Radiator.
Recessed spotlighting to ceiling with hatch to loft.
Wired smoke alarm. Built-in airing cupboard. Doors to three bedrooms and family bathroom.

BEDROOM 1

Double glazed window to side aspect with countryside views. Radiator. Recessed spotlighting to ceiling. Door to:

EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to side aspect.
Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Recessed spotlighting to ceiling. Floor tiling.

BEDROOM 2

Double glazed window to side aspect with countryside views. Radiator.

BEDROOM 3

Double glazed window to front aspect with countryside views. Radiator.



FAMILY BATHROOM

Opaque double glazed window to side aspect. Four piece suite comprising: Bath, walk-in shower cubicle, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Heated towel rail. Recessed spotlighting to ceiling. Extractor. Floor tiling.

OUTSIDE

FRONT GARDEN

Paved pathway leading to front entrance door. Outside lighting. Lawn area extending around the front and side of the property. Underground oil storage tank.

REAR GARDEN

Large paved patio area leading to lawn. Outside lighting and cold water tap. Enclosed by brick walling/timber fencing.

OFF ROAD PARKING

Block paved driveway providing off road parking for two vehicles. (Accessed via shared driveway).

DOUBLE CARPORT

Pitched, tiled roof. Power and light. Useful storage area at side. (Accessed via shared driveway).

AGENTS NOTE

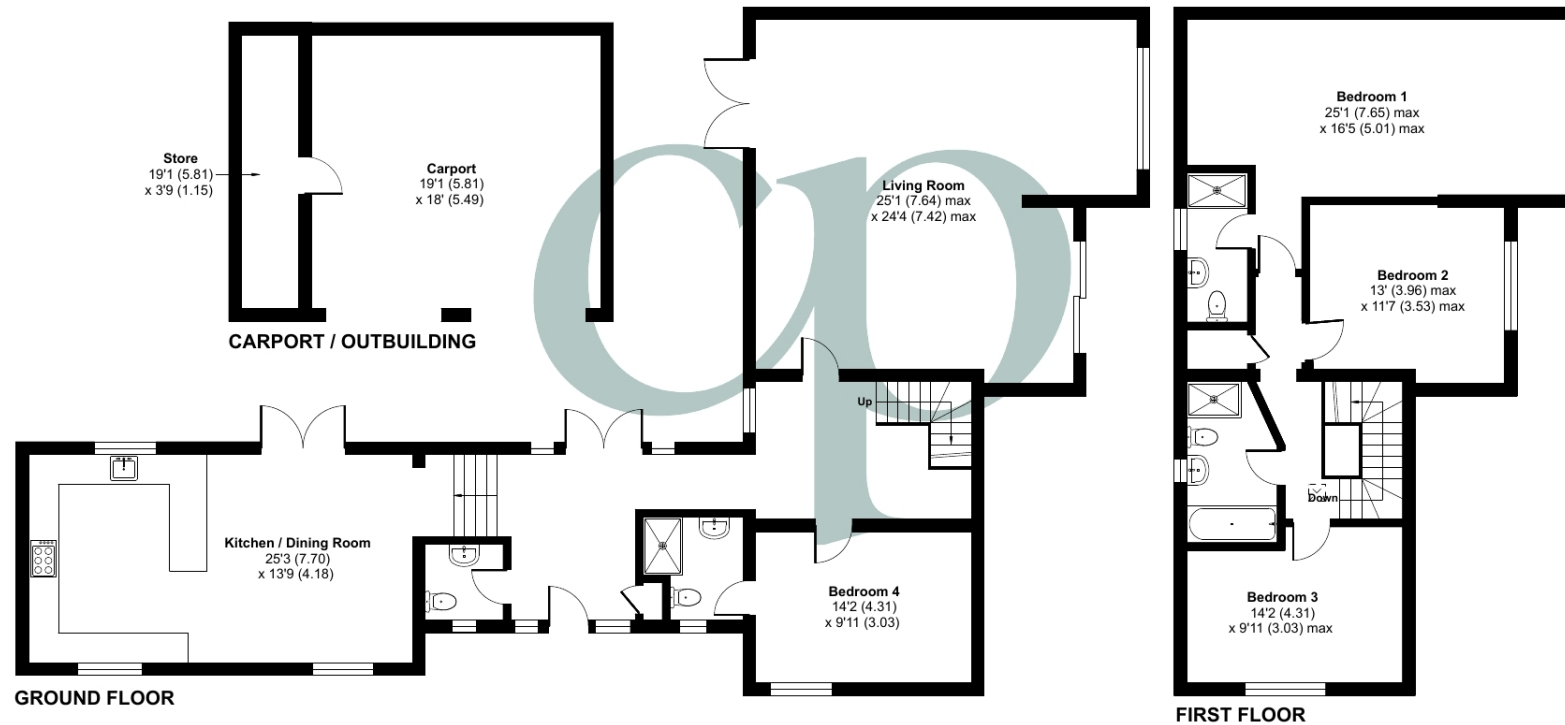
Please be advised that there is no mains gas supply or mains drainage to the property, heating and hot water is supplied by the oil fired boiler. Management/Service Charge: £62.50 pcm (to include maintaining the communal areas and emptying of the septic tank). Current Council Tax Band: G.



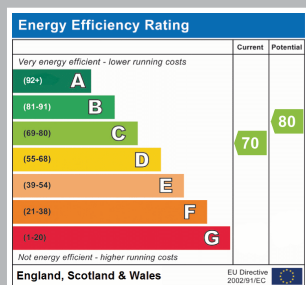




Approximate Area = 2248 sq ft / 208.8 sq m (excludes carport)
Outbuilding = 72 sq ft / 6.6 sq m
Total = 2320 sq ft / 215.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1221183



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

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