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properties

2 Clifton Farm Barns
Church Street, Clifton, Shefford,
Bedfordshire, SG17 5EX
£1,200,000

Viewing by appointment only

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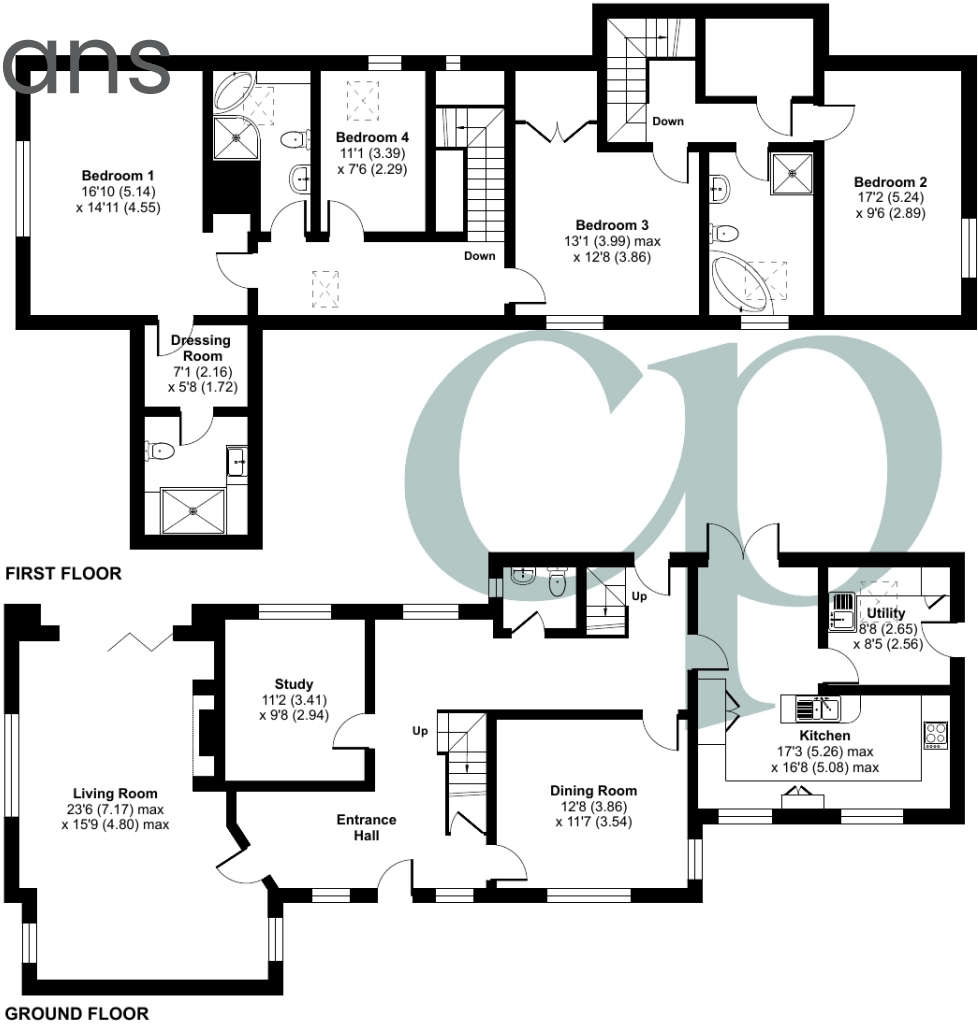
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Set in a small close of just 4 substantial homes, this unique barn style home with large well established wrap around sunny garden boasts spacious accommodation throughout and is well positioned for countryside walks.

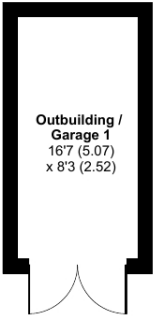
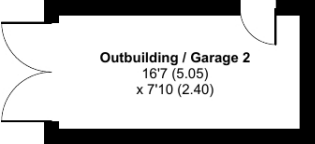
- Offered with no upward chain
- Character features include wall/ceiling beams, latch doors and Inglenook fireplace
- Sought after village location and located on the outskirts of the village
- 23ft Living room with feature open Inglenook fireplace and bi-fold doors onto rear garden
- Bedroom 1 dressing room and en-suite
- Two outbuildings with power and light, could be converted subject to necessary planning consents
- Located in a quiet close



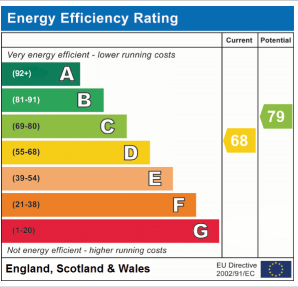
Floor Plans



Approximate Area = 2513 sq ft / 233.4 sq m
Outbuildings / Garages = 267 sq ft / 24.8 sq m
Total = 2780 sq ft / 258.2 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). © nichcom 2025. Produced for Country Properties. REF: 1253941



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.



Ground Floor

Entrance Hall

Double glazed window to front. Radiator.

Tiled flooring. Under stairs storage

cupboard. Stairs raising to first floor.

Large double glazed multi pane window

to rear. Doors into living room, study,

dining room, cloakroom and

kitchen/breakfast room.

Two sets of stairs raising to first floor.

Cloakroom

Obscure double glazed window to side.

Low level wc. Tiled splashbacks. Radiator.

Living Room

23' 6" x 15' 9" (7.16m x 4.80m) Dual aspect

double glazed windows to both sides.

Double glazed bi-fold doors onto rear

garden. Oak flooring. Feature inglenook

fireplace with inset wood burning stove

with background lighting and stone

hearth. Exposed ceiling beams. Two

radiators. Four wall lights.

Dining Room

12' 8" x 11' 7" (3.86m x 3.53m) Dual aspect

double glazed window to front and side.

Sapele flooring. Four wall lights. Radiator.

Study

11' 2" x 9' 8" (3.40m x 2.95m) Double glazed
window to rear. Oak flooring. Radiator.

Kitchen/Breakfast Room

17' 3" x 16' 8" (5.26m x 5.08m) Two double

glazed windows to front. A range of wall

and base units with granite worksurfaces

over and upstands. Inset one and a half

sink unit with swan neck mixer tap over.

Ceramic built in double oven and grill and

microwave. Induction hob with extractor

hood over. Integrated dishwasher. Two

integrated fridge freezers. Stone flooring.

Multipane double doors onto rear garden.

room

Utility Room

8' 8" x 8' 5" (2.64m x 2.57m) Base units with

granite worksurfaces over. Inset ceramic

sink and drainer unit with swan mixer tap

over and glass splashbacks. Vaulted

ceiling with Velux window. Space and

plumbing for washing machine. Space for

tumble dryer. Full height storage

cupboard. Door to side. Stone flooring.

First Floor

Landing 1

Velux window to front. Radiator. Doors into
bedroom 1, bedroom 4 and bedroom 3.

Double glazed window to side with fitted

shutter. Radiator. Door to bathroom.



Bedroom 1

16' 10" x 14' 11" (5.13m x 4.55m) Double glazed window to side. Radiator. Door leading to dressing area.

Dressing Room

7' 1" x 5' 8" (2.16m x 1.73m) Fitted hanging rails with door through to en-suite.

En-suite

Double shower cubicle, inset wash hand basin, low level wc. Chrome heated towel rail. Velux window to side. Shaver point. Karndean wood effect flooring.

Bathroom 1

Four piece suite comprising corner jacuzzi bath with telephone mixer tap attachment. Shower cubicle. Low level wc. Pedestal wash hand basin. Shaver point. Radiator. Tiled splash backs. Velux window to rear.

Bedroom 4

11' 1" x 7' 6" (3.38m x 2.29m) Velux window to rear. Double glazed with fitted blind. Further double glazed feature window to rear. Wood effect flooring. Radiator.

Bedroom 3

13' 1" x 12' 8" (3.99m x 3.86m) Double glazed window to front. Radiator. Double fitted wardrobe. Door onto 2nd Landing.



Landing 2

Velux window to rear. Large storage airing cupboard housing hot water tank. Doors into bedroom 2, bathroom 3.

Bedroom 2

17' 2" x 9' 6" (5.23m x 2.90m) Double glazed window to side. Wood effect flooring. Radiator. Loft access to boarded loft space.

Bathroom 2

Five piece suite comprising corner bath with telephone mixer tap attachment. Shower cubicle. Pedestal wash hand basin, wc and bidet. Tiled flooring. Radiator. Tiled splashbacks. Shaver point. Obscure double glazed window to front. Velux window.

Outside

Front Garden

Paved shingle driveway provides parking for several cars. Large open carport with double doors onto rear garden, fitted with power and light. 2 x open carports with power and light.

Outbuilding/Garage 1

16' 7" x 8' 3" (5.05m x 2.51m) Double doors to entrance. Power and light.

Outbuilding/Garage 2

16' 7" x 7' 10" (5.05m x 2.39m) Double doors to entrance. Power and light. Service door from carport.

Rear Garden

Paved patio area with brick retaining wall. Laid mainly to lawn with a variety of mature well stocked tree, flower and shrub borders. Further paved patio with oak framed, tiled roof gazebo. Three blossom trees. Timber built shed with vaulted roof and leaded light windows to front and sides with a further timber shed. Power points, water tap. Wendy house.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

