

# Mill Lane

Greenfield,  
Bedfordshire, MK45 5DG  
£890,000

COUNTRY PROPERTIES  
PART OF HUNTERS  
EXCLUSIVE



## **VINE COTTAGE**

Set in a prominent position at the top of a desirable village lane, this charming, part-thatched, Grade II Listed period home has been sympathetically extended and modernised during its current ownership, whilst retaining a host of character features including attractive fireplaces and an array of exposed timbers, to offer a surprising 1,935 sq.ft of accommodation (approx. plus garage).

The property boasts three separate receptions, an attractive fitted kitchen/ dining room and ground floor wetroom. The principal bedroom suite with walk-in wardrobe and shower room is accessed via a private concealed staircase, whilst a second staircase leads to a spacious split level landing, three further bedrooms and family bathroom. The landscaped rear garden features two ponds, a large summerhouse and an abundance of mature shrubs and trees, whilst off road parking is provided via the paved natural stone driveway and large garage/workshop to side.

## **AREA**

The charming Mid Bedfordshire village of Greenfield has a public house and lower school (Ofsted rated 'Outstanding') as well as delightful countryside walks nearby.

Commuters are well served via road and rail links with the mainline rail station at nearby Flitwick (approx. 1.5 miles) providing a service to London St Pancras within 45 minutes, and the M1 (J12) being within 4 miles.

The historic Georgian market town of Amptill lies approx. 3.5 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland, whilst the city of Milton Keynes is within 17 miles.

## **OVERVIEW**

- Over 1,900 sq.ft of accommodation (plus garage)
- A wealth of character features including exposed timbers and inglenook fireplaces
- Three separate receptions
- Dual aspect fitted kitchen/dining room
- Ground floor wetroom with hidden washing machine/tumble dryer cupboard
- Principal bedroom suite with private staircase
- Three further bedrooms and family bathroom
- York stone courtyard
- Established rear garden with attractive ponds and summerhouse
- Large garage/workshop and driveway parking

## **AGENTS NOTE**

The property was re-thatched in water reed with a sedge/straw ridge in March 2019. Current Council Tax band: E.



COURTYARD

# OUTSIDE FRONT

## FRONT GARDEN

Immediately to the front of the property is a York stone paved area with adjacent lawn and shrub borders, enclosed by low level walling and trellis screening. Wrought iron gate in between house and garage leading to:

## COURTYARD / MAIN ENTRANCE

Courtyard to the side of house, leading to the main house door. Shrub border. Outside light. Courtesy door to garage. Door to covered access leading to rear garden.

## GARAGE/WORKSHOP

Doors and window to front aspect. Courtesy door to side aspect. Power and light.

## OFF ROAD PARKING

Natural stone paved driveway providing off road parking and access to garage. Timber gated access to further parking/storage area at side.

## SECURED PARKING SPACE OR STORAGE AREA

To the side of garage/workshop, secured with steel framed, timber clad access.



# GROUND FLOOR

## **MAIN ENTRANCE**

Set within the courtyard.

## **OLD FRONT DOOR**

Perceived front door at front of house is sparingly used as an access door to make better use of living room.

## **REAR ENTRANCE HALL**

Via main house door in the courtyard. Sealed unit double glazed window to side aspect. Briquette flooring. Built-in cloaks cupboard. Recessed spotlighting to ceiling. Concealed door to stairs to principal bedroom suite. Part glazed wooden doors to either side aspect. Tiled floor. Latched doors to kitchen/dining room and to:

## **FAMILY ROOM**

Triple aspect via sealed unit double glazed windows to front and side and French doors to rear. Feature inglenook fireplace housing log burning stove. Exposed wall timbers and ceiling beams. Part panelled wall. Two radiators. Oak flooring. Wall light points. Built-in under stairs storage cupboard. Recessed spotlighting to ceiling.

## **KITCHEN/DINING ROOM**

Dual aspect via sealed unit double glazed windows to side and rear. A range of base, wall mounted and larder style units including glazed display unit, with granite work surface areas incorporating recessed stainless steel 1½ bowl sink with mixer tap, pull-out rinser and routed drainer. Space for oven and American style fridge/freezer. Built-in microwave. Integrated dishwasher. Radiator. Recessed spotlighting to ceiling with exposed beams. Tiled floor. Latched doors to rear hall and to:

## **LIVING ROOM**

At front of the house. Two sealed unit double glazed windows to front aspect. Feature inglenook fireplace. Exposed wall timbers and ceiling beams. Two radiators with decorative covers. Wall light points. Latched doors to kitchen/dining room and to:

## **STUDY**

Sealed unit double glazed window to front aspect. Exposed wall timbers and ceiling beams. Feature fireplace. Radiator. Recessed shelf unit.

## **INNER LOBBY**

Accessed via kitchen/dining room. Stairs to main house first floor landing. Tiled floor. Built-in cupboards. Wall mounted thermostat. Latched door to:

## **WETROOM**

Shower area with glazed screen and wall mounted shower unit. Wall mounted WC with concealed cistern. Wall mounted wash hand basin with mixer tap. French limestone to walls and floor. Twin illuminated mirrors. Recessed spotlighting to ceiling. Heated towel rail. Concealed built-in cupboard (currently housing washing machine and tumble dryer).



FAMILY ROOM



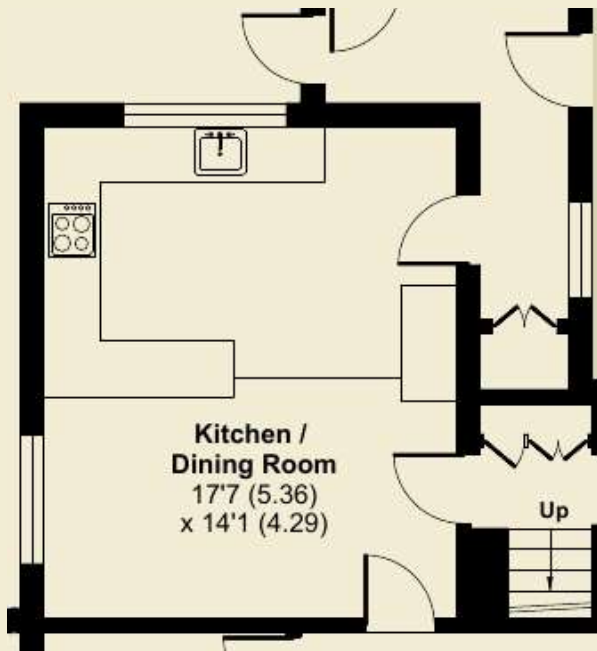
FAMILY ROOM



KITCHEN / DINING ROOM



# KITCHEN / DINING ROOM





LIVING ROOM



STUDY



LIVING ROOM



WET ROOM

FIRST FLOOR:  
BARN CONVERSION

BEDROOM 1



# FIRST FLOOR: BARN CONVERSION

## BEDROOM 1:

Whole upstairs of barn conversion. Two sealed unit double glazed windows to rear aspect. Two built-in cupboards. Radiator with decorative cover. Fitted headboard and 'floating' bedside tables. Open access to en-suite shower room. Door to:

## WALK-IN WARDROBE

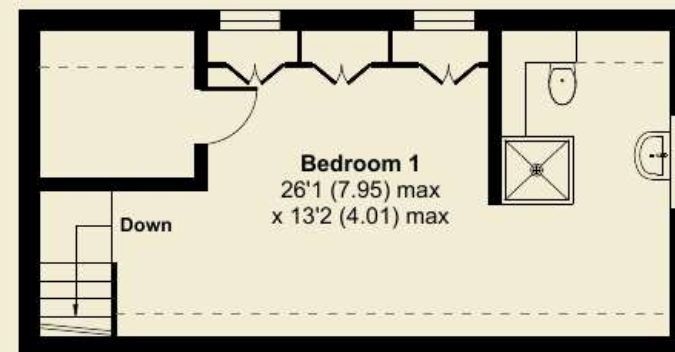
Providing hanging rails and shelf. Light. Hatch to roof void.

## EN-SUITE SHOWER ROOM

Sealed unit opaque double glazed window to side aspect. French limestone tiled shower and floor with wall mounted shower unit. WC with concealed cistern. Wall mounted wash hand basin. Fitted mirror with lighting. Part panelled walls. Recessed shelving. Heated towel rail. Extractor.



Denotes restricted  
head height



FIRST FLOOR: BARN CONVERSION

# FIRST FLOOR: MAIN HOUSE

## SPLIT LEVEL LANDING

Feature arched 'eyebrow' window to front aspect.  
Sealed unit double glazed window to side aspect.  
Vaulted ceiling with exposed beams and wall timbers.  
Radiator. Latched doors to three bedrooms and  
family bathroom.

## BEDROOM 2

Dual aspect via sealed unit double glazed  
windows to side and rear. Radiator.

## BEDROOM 3

Sealed unit double glazed window to side  
aspect. Vaulted ceiling with exposed beams and  
wall timbers. Radiator.

## BEDROOM 4

Window to side aspect. Vaulted ceiling with exposed  
beams and wall timbers. Fitted cupboard. Radiator.

## FAMILY BATHROOM

Sealed unit double glazed window to side aspect.  
Panelled bath with mixer tap/shower attachment.  
WC with concealed cistern. Bidet. Pedestal wash  
hand basin. Fitted mirror fronted cabinets, one with  
radiator and linen shelving. Part tiled walls. Recessed  
spotlighting to ceiling. Wood effect flooring. Radiator.

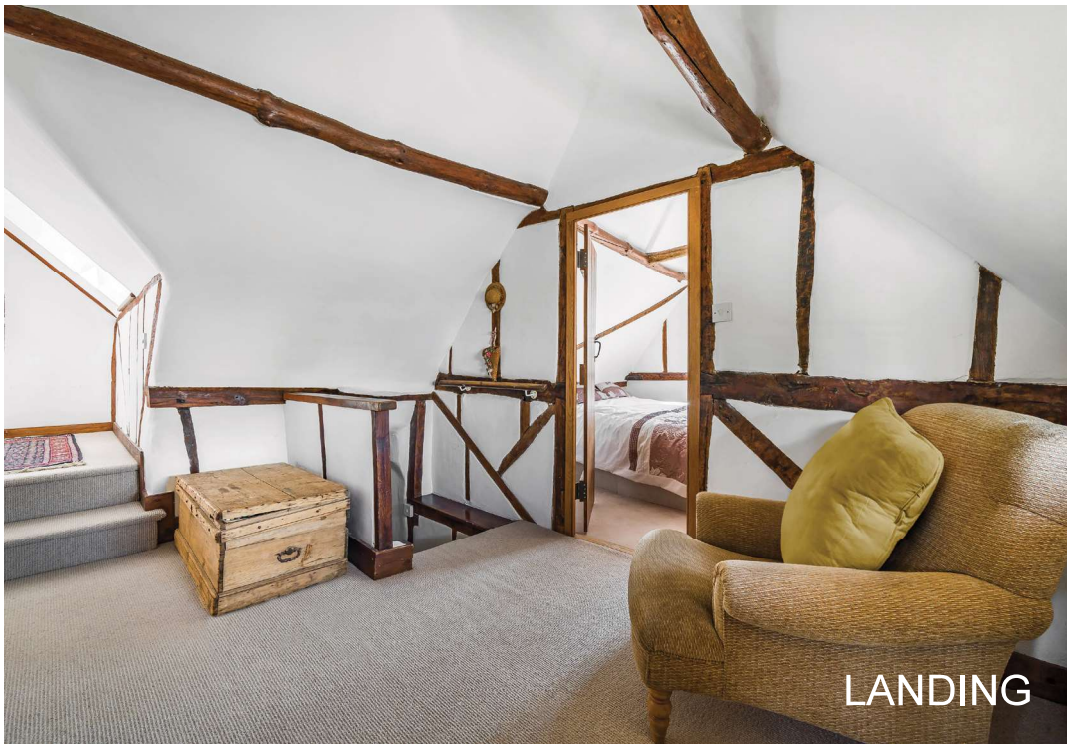


FIRST FLOOR: MAIN HOUSE

FIRST FLOOR:  
MAIN HOUSE



BEDROOM 2



LANDING



BEDROOM 3



BEDROOM 4



BATHROOM

# REAR GARDEN







## REAR GARDEN

A natural stone paved patio area wraps around the side and rear of the property with gate enclosed area at side with brick built raised pond, shrub border, timber garden shed and access to store/boiler room (housing boiler, Megaflo hot water cylinder, plus gas and electric meters, with light and doors to both front and rear).

A small deck leads to a further pond with rockery and water feature. Outside lighting and power points. Shaped lawn with established shrub borders. Mature trees including apple and fig. Summerhouse with cedar shingle roof. Open access to covered walk-way with door leading through side courtyard to front of property.



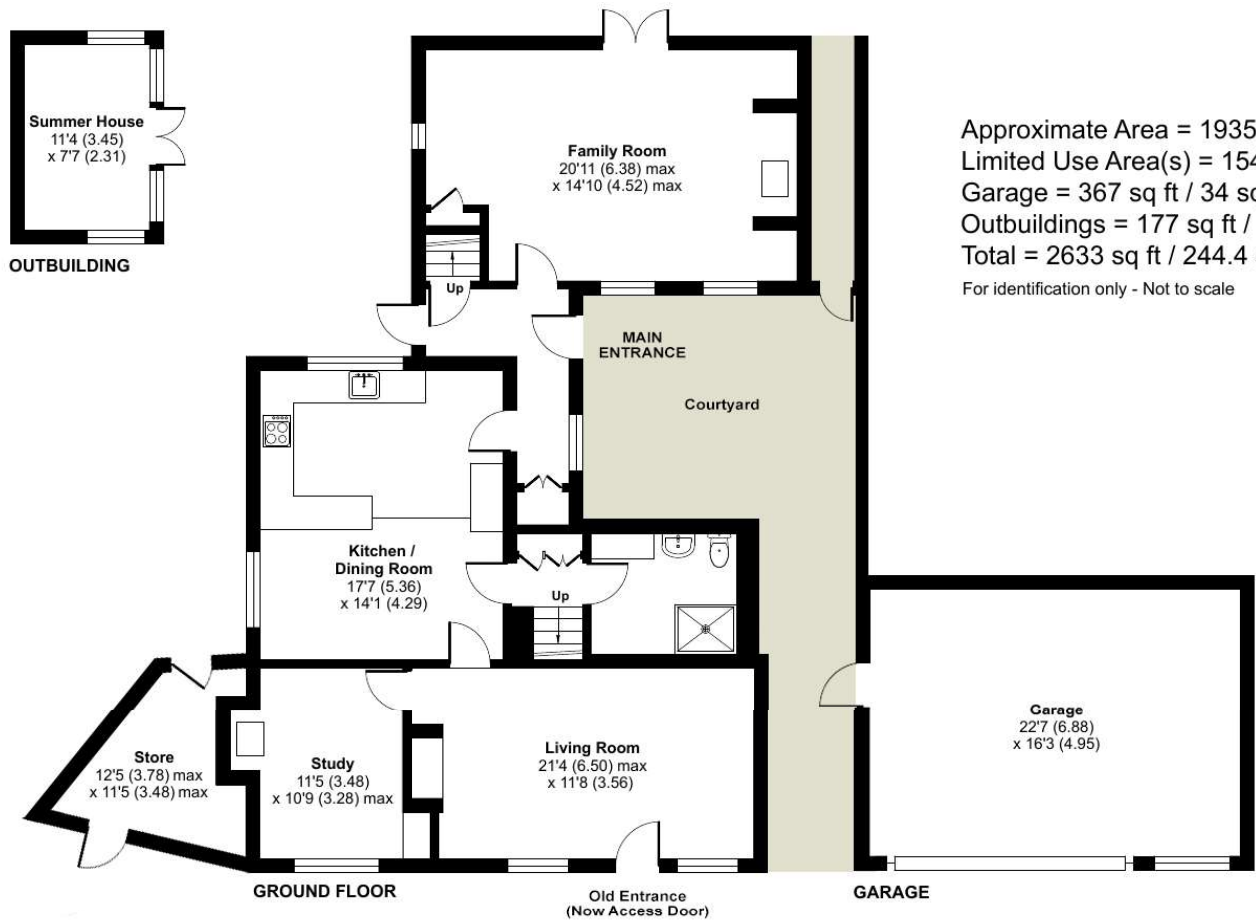
PLOT



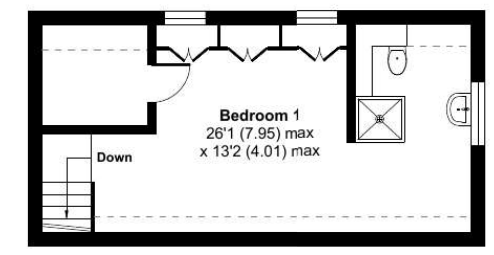


# PLANS

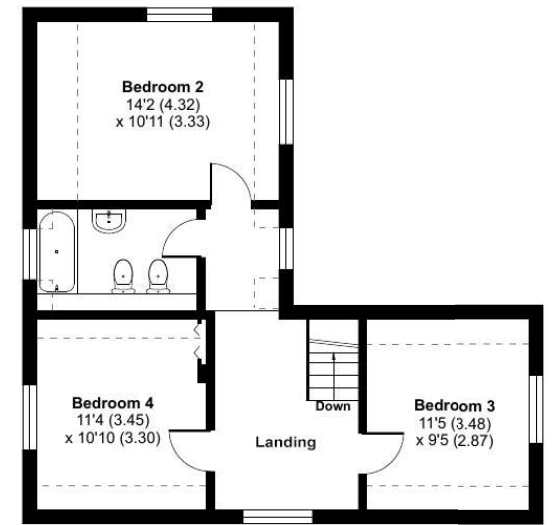
Denotes restricted head height



Approximate Area = 1935 sq ft / 179.7 sq m  
 Limited Use Area(s) = 154 sq ft / 14.3 sq m  
 Garage = 367 sq ft / 34 sq m  
 Outbuildings = 177 sq ft / 16.4 sq m  
 Total = 2633 sq ft / 244.4 sq m  
 For identification only - Not to scale



FIRST FLOOR: BARN CONVERSION



FIRST FLOOR: MAIN HOUSE



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



### WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

- Proof of your ability to purchase:  
A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).
- ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.
- Details of the solicitor/conveyancer acting for you in your purchase.
- A signed copy of our Supplier List and Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

Country Properties  
3 The Russell Centre,  
Coniston Road, MK45 1QY  
T: 01525 721000  
E: [flitwick@country-properties.co.uk](mailto:flitwick@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)