



The Old Post Office

14, Church Street, Clifton,
Bedfordshire, SG17 5ES

Offers in Excess of £850,000

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properties

The 'Old Post Office' is a substantial 5 bedroom detached residence dating back 250 years, offering a balanced blend of modern and period features with spacious and versatile accommodation including annex potential, garage and driveway parking for 2-3 cars.

- Own a piece of history with this period family home that boasts open fireplace and exposed wall and ceiling beams
- Master bedroom with en-suite shower room plus further bathroom and shower room
- Large private enclosed garden with three separate areas
- Spacious re-fitted 29ft kitchen/dining/family room with central island and bi-folding doors opening onto the rear garden
- Potential annex accommodation with separate entrance or could suit running a business from home
- Offered with vacant possession - no above chain



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Exposed original brick feature wall. Ceramic tiled flooring. Multi pane doors into cloakroom, living room, study, kitchen/dining/family room and games room.

Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashback. Chrome heated towel rail. Extractor fan. Ceramic tiled flooring.

Living Room

15' 6" x 14' 8" (4.72m x 4.47m) Multi pane sash windows to front and side with secondary glazing. Exposed wall and ceiling beams. Feature exposed brick chimney breast with open fireplace, opening through to both sides of chimney breast to the study. Radiator. Four wall lights.

Study

14' 7" x 9' 9" (4.45m x 2.97m) Multi pane double glazed window to side. Radiator. Fitted cupboards with shelving and feature lighting. Internal multi pane window to entrance hall.

Games Room

20' 2" (into bay) x 9' 3" (max) (6.15m x 2.82m) Double glazed walk-in bay window to front. Radiator. Multi pane double doors into kitchen/dining/family room. Door to inner lobby.

Inner Lobby

Stairs rising to potential annexe/bedroom. Access to the front.

Kitchen/Dining/Family Room

29' 9" (max) x 28' 0" (max) (9.07m x 8.53m) Re-fitted German kitchen with a range of wall and base units with complementary worksurfaces over. Full height cupboards. Inset Silestone sink with drainer and swan neck mixer tap over. Fitted oven, steam oven and microwave. Integrated dishwasher and full height fridge and freezer. Central 'P' shaped island with quartz worksurface, 5-ring induction hob, integrated wine cooler, pan drawers and breakfast bar. Five Velux windows with fitted blinds. Oak flooring. Two vertical radiators. Three multi pane double glazed windows to rear. Bi-folding doors with fitted integral blinds, opening onto the rear garden. Door into:



Utility Room

9' 11" x 6' 8" (3.02m x 2.03m) A range of wall and base units with timber worksurface over. Ceramic sink unit with swan neck mixer tap over. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Ceramic tiled flooring. Multi pane double glazed window to side and door to rear garden.

FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing hot water cylinder. Radiator. Stairs rising to second floor with understairs storage cupboard.

Bedroom 1

16' 2" (max) x 12' 11" (max) (4.93m x 3.94m) Multi pane double glazed window to front. Radiator. Exposed ceiling beam. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, low level wc and wash hand basin. Partially tiled high gloss brick effect walls.

Bedroom 2

14' 3" x 11' 4" (4.34m x 3.45m) Multi pane double glazed window to front. Exposed ceiling beam. Radiator. Two fitted wardrobes.



Bedroom 3

14' 7" x 10' 2" (4.45m x 3.10m) Dual aspect with multi pane window to side and multi pane double glazed window to rear. Radiator.

Bedroom 4

14' 5" x 9' 11" (4.39m x 3.02m) Multi pane window to side. Radiator.

Potential Annex/Bedroom

21' 1" (max) x 12' 3" (max) (6.43m x 3.73m) Two multi pane double glazed windows to rear. Kitchenette area with a range of wall and base units with complementary worksurfaces, inset stainless steel sink with drainer and space with plumbing for washing machine. Radiator. Stairs leading down to the inner lobby.

Shower Room

Suite comprising double shower cubicle, low level wc with concealed cistern and vanity wash hand basin. Partially tiled walls. Heated towel rail. Wood effect flooring. Multi pane obscure double glazed window to front.

Bathroom

Suite comprising panel enclosed bath with rainfall shower and glass side screen, vanity wash hand basin and low level wc with concealed cistern. Partially tiled walls. Heated towel rail. Extractor fan. Tiled flooring. Obscure multi pane double glazed window to rear.

SECOND FLOOR

Bedroom 5

13' 5" x 12' 7" (4.09m x 3.84m) Multi pane window to side and Velux window to rear with fitted blinds. Radiator. Door to additional storage area with window to side. Exposed ceiling beams.

OUTSIDE

Parking

Driveway to side providing parking for 2-3 cars.

Rear Garden

Walled garden to both sides and laid mainly to lawn with inset pond and well stocked flower/shrub borders. Paved patio retained with dwarf brick wall. Four service lights, power points and cold water tap.



'Orchard' Garden

Gated garden area laid to lawn with apple, fig and plum trees.

'Vegetable' Garden

Walled and fenced garden with raised beds and timber shed to remain. Shingle pathway leading to timber summer house with enclosed decked patio.

Garage

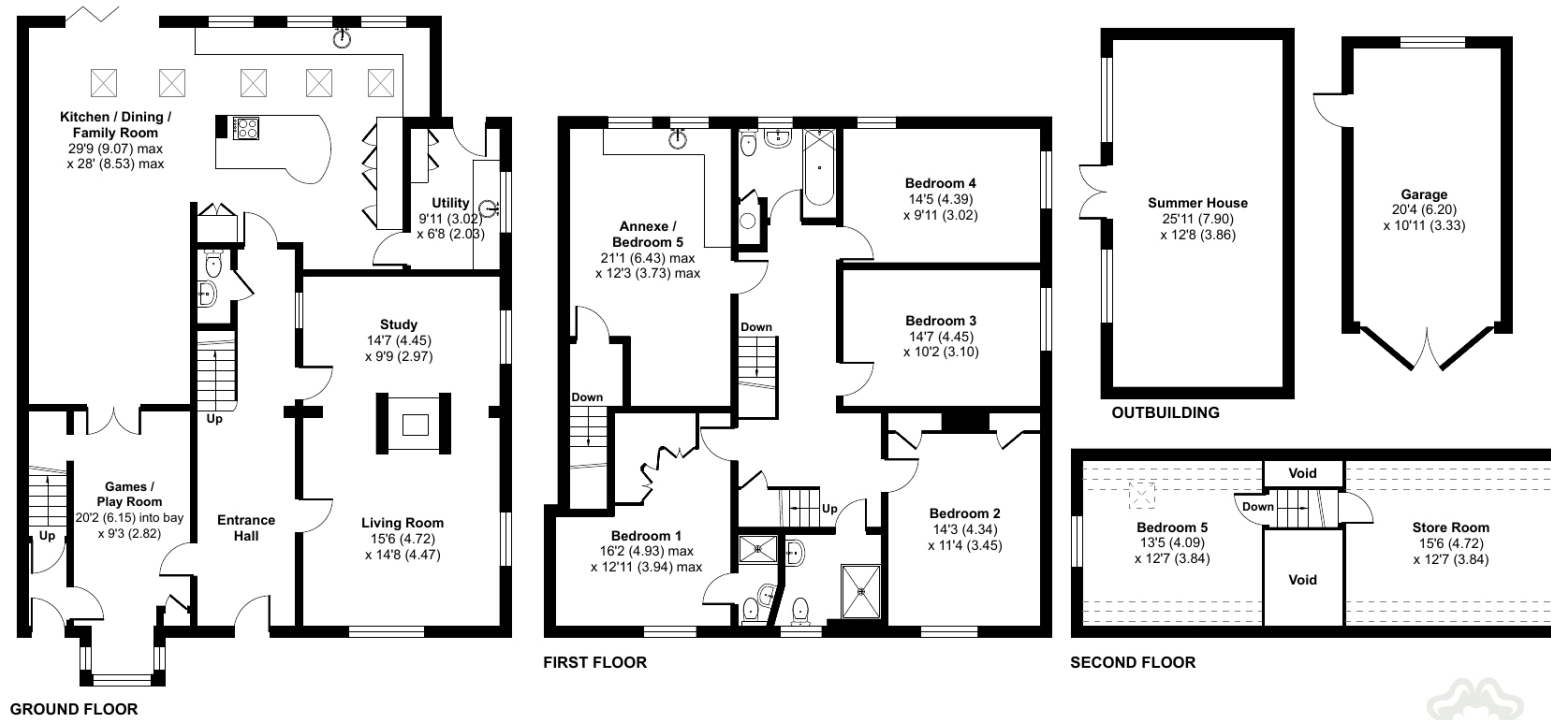
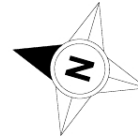
Timber double doors to front with power/light connected. Mezzanine floor for storage with window to rear. Service door.

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

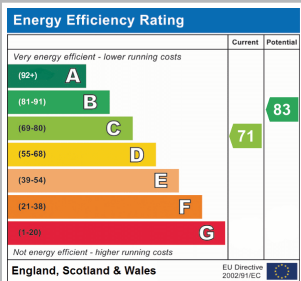


Approximate Area = 3099 sq ft / 287.9 sq m (excludes void)
 Limited Use Area(s) = 115 sq ft / 10.6 sq m
 Garage = 224 sq ft / 20.8 sq m
 Outbuilding = 327 sq ft / 30.3 sq m
 Total = 3765 sq ft / 349.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Country Properties. REF: 1064469



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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

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