



The Hay Loft

Brook Lane, Flitton,
Bedfordshire, MK45 5EJ
£600,000

country
properties

Tucked away at the end of a village lane, which leads directly to Flitton Moor Nature Reserve, this charming barn conversion forms part of a small development set around a central communal courtyard, with a private corner plot garden wrapping around the side and rear of the property. With stunning character features including architectural pillars and vaulted ceilings with exposed beams, this lovely home has three separate receptions including a living room with log burning stove, dining room and snug/study (ideal for those working from home). The fitted kitchen/breakfast room has a range of integrated appliances and there is also a ground floor cloakroom/WC. There are three bedrooms to the first floor, the principal with en-suite shower room, plus a family bathroom with traditional style suite including free standing roll top bath. The barn has the benefit of two allocated parking spaces, one within a covered carport. EPC Rating: C.

- Desirable village lane, leading to Flitton Moor Nature Reserve
- Living room with log burning stove
- Dining room with full-height rear windows
- Fitted kitchen/breakfast room with integrated appliances (as stated)
- Separate snug/study
- Ground floor cloakroom/WC
- Three bedrooms (principal with en-suite)
- First floor bathroom with traditional style suite including roll top bath
- Corner plot established garden
- Parking for two vehicles, one within covered carport



LOCATION

'The Hay Loft' is set towards the end of a village lane, with the impressive Grade I Listed Church of St John The Baptist and the award winning 'White Hart' restaurant and bar at its entrance. The charming Mid Bedfordshire village of Flitton has a further public house/restaurant and also benefits from surrounding countryside and moorland providing delightful walks, with access directly from Brook Lane. A village hall with recreation ground is shared with the neighbouring village of Greenfield, with its highly regarded Lower School which has the Ofsted rating of 'Outstanding' (approx. 0.9 miles) whilst Bedford's private Harpur Trust schools are within 11 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 2.3 miles) which provides a rail service to London St Pancras within 50 minutes. The historic Georgian market town of Ampthill lies approx. 4 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.

GROUND FLOOR

ENTRANCE HALL

Accessed via sealed unit double glazed front entrance door. Wood effect flooring with underfloor heating. Wall mounted thermostat. Recessed spotlighting to ceiling. Open access to dining room. Latched doors to snug/study, kitchen/breakfast room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and corner wash hand basin with tiled splashback. Recessed spotlight to ceiling. Underfloor heating.

SNUG/STUDY

Sealed unit double glazed window to front aspect. Wood effect flooring with underfloor heating. Exposed beam. Recessed spotlighting to ceiling.

KITCHEN/BREAKFAST ROOM

Sealed unit double glazed French doors and triple sealed unit double glazed windows to rear aspect. A range of base and wall mounted units with work surface areas incorporating double ceramic sink with mixer tap, and gas hob with extractor canopy over. Tiled splashbacks. Built-in oven and microwave. Integrated dishwasher, washing machine and fridge/freezer. Cupboard housing gas fired boiler. Recessed spotlighting to ceiling with exposed beam. Tiled floor with underfloor heating. Wall mounted thermostat. Feature pillar.

DINING ROOM

Triple floor to ceiling sealed unit double glazed windows to rear aspect. Wood effect flooring with underfloor heating. Stairs to first floor landing with built-in storage cupboard beneath. Wall mounted thermostat. Recessed spotlighting to ceiling with exposed beams. Feature pillar. Latched door to:



LIVING ROOM

Sealed unit double glazed French doors and windows to rear aspect. Feature fireplace housing log burning stove, set on slate hearth with timber mantel above. Underfloor heating. Wall mounted thermostat. Wall light points. Exposed ceiling beam. Feature pillar.

FIRST FLOOR

LANDING

Part vaulted ceiling with exposed beams. Wall light points. Built-in airing cupboard housing Megaflo water tank with linen shelf above. Latched doors to all bedrooms and family bathroom.

BEDROOM 1

Sealed unit multi pane double glazed window to side aspect. Fitted wardrobes and drawer units. Built-in cupboard. Wall light points. Vaulted ceiling with exposed beams. Radiator. Latched door to:

EN-SUITE SHOWER ROOM

Traditional style three piece suite comprising: Shower cubicle with wall mounted shower unit, low level WC and wash hand basin with decorative metal stand. Wall and floor tiling. Radiator. Wall light point. Shaver point.

BEDROOM 2

Two double glazed skylights. Vaulted ceiling with exposed beams. Wall light points. Radiator.

BEDROOM 3

Double glazed skylight. Vaulted ceiling with exposed beams. Wall light points. Radiator.



FAMILY BATHROOM

Traditional style three piece suite comprising: Free standing roll top bath with mixer tap/shower attachment and metal legs, low level WC and wash hand basin with decorative metal stand. Wall and floor tiling. Shaver point. Wall light points. Radiator.

OUTSIDE

COMMUNAL COURTYARD

The barn and neighbouring properties are set around a central courtyard which is laid to gravel with paved surround, brick wall to front boundary and lighting. Steps with raised beds at either side lead down to The Hay Loft.

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn. A variety of mature shrubs. Timber summerhouse/storage shed. Log store. Outside light. Enclosed by fencing and hedging with gated side access to shared pathway leading to parking area.

OFF ROAD PARKING

Two allocated parking spaces, one within shared timber carport with tiled roof.

Current Council Tax Band: D.

Management Charge: The vendor advises us that they currently pay £7 per month for lighting etc. within the communal courtyard, with a shared responsibility for its upkeep.

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 & Referral Fee Disclosure Form.

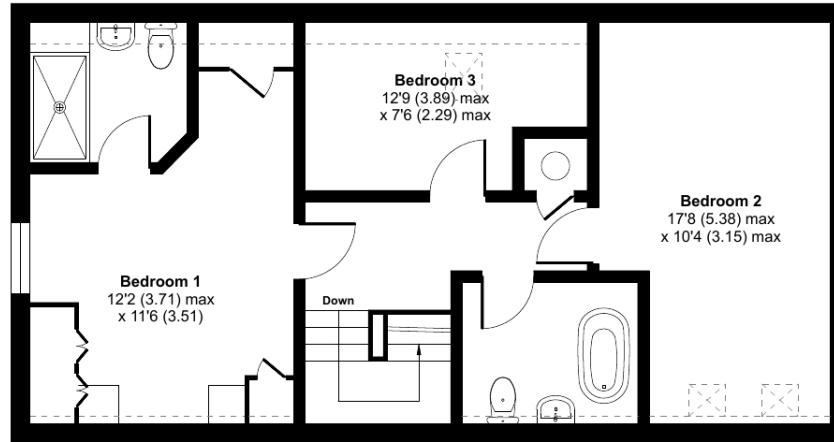
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





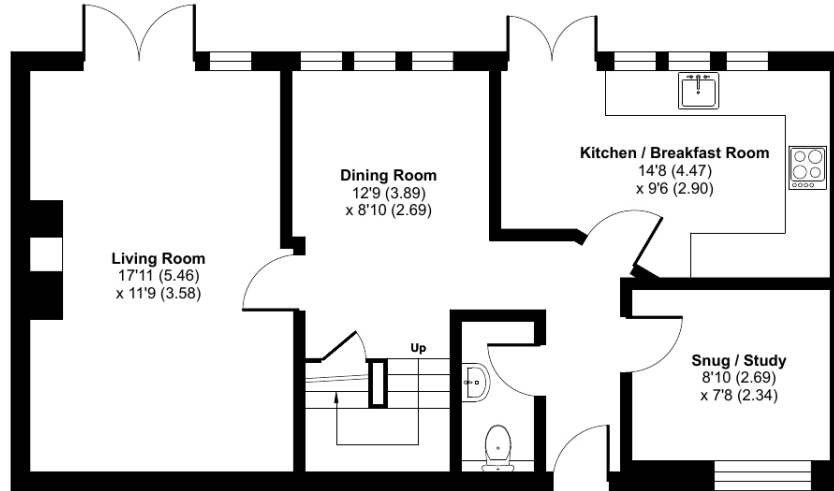


Approximate Area = 1240 sq ft / 115.2 sq m
 Limited Use Area(s) = 33 sq ft / 3 sq m
 Total = 1273 sq ft / 118.2 sq m
 For identification only - Not to scale



FIRST FLOOR

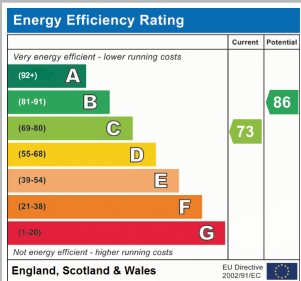
Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Country Properties. REF: 1047903



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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