



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with floorplan 1/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	82

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

Viewing by appointment only

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Set within approximately three acres of paddock land, this substantial and highly versatile property presents a rare opportunity to acquire a well-established home with significant lifestyle and business potential. The residence itself offers generous and flexible accommodation, comprising five to six bedrooms and three well-proportioned reception rooms, ideal for both family living and entertaining.

- The "Village Feel" vs. Accessibility: It manages to retain that semi-rural Bedfordshire character while being about as well-connected as it gets for commuters heading on the A6 or hitting the A421.
- Expansive Outdoor Living: A spectacular, multi-zoned, dark-grey composite decking area offers unparalleled space for lounging, dining, and entertaining.
- Envious Semi Rural Setting: The property enjoys a substantial plot that adjoins and overlooks beautiful, open agricultural fields to the rear, ensuring peace, privacy, and expansive views.
- Local Landmarks: It runs right past Wilstead Primary School and it's a stone's throw from the local shops and pubs

Ground Floor

Entrance Porch

Double glazed front entrance door, ceiling downlights.

Entrance Hall

Radiator.

Cloakroom/Shower Room

Part tiling to splashback areas, suite comprising of moroccan wash hand basin, black low level w/c and shower cubicle, fitted cupboards, radiator.

Lounge

24' 0" x 16' 9" (7.32m x 5.11m)
Double glazed windows to side and rear, brick built fireplace with log burner, radiator, double french doors to garden.

Dining Room/Family Room

23' 4" x 12' 0" Narrowing down to 8' 8" (7.11m x 3.66m)
Working open fire.

Study/Bedroom Six

12' 0" (including alcoves) x 11' 0" (3.66m x 3.35m) (plus Bay window)
Double glazed bay window to front, cast iron fireplace, radiator.

Kitchen/Breakfast Room

21' 5" x 13' 0" (6.53m x 3.96m)
Double glazed window to front and side, half wall panelling, butler sink, plumbing for dishwasher, space for fridge freezer, range master with double oven below, 5 gas ring and electric ring plate radiator.

Utility Room

15' 0" x 6' 10" (4.57m x 2.08m)
Butler sink, work surfaces, plumbing for washing machine and tumble dryer, understairs cupboard, boiler and airing cupboard housing hot water tank, double glazed door to rear.



Bedroom Two

14' 4" x 11' 8" (4.37m x 3.56m)
Double glazed window to rear, radiator.

Bedroom Five

9' 10" x 8' 10" (3.00m x 2.69m) into alcoves
Double glazed window to front, fitted wardrobes, radiator.

First Floor

Landing

Double glazed window to side, galleried landing, cupboard, radiator.

Bedroom One

16' 10" x 12' 0" (5.13m x 3.66m) with restricted height
Double glazed window to side and rear, built in walk in wardrobes, fitted wardrobes.

Ensuite

Velux window to side, fully tiled, towel rail, suite comprising of panelled bath with telephone shower mixer attachment.

Bedroom Three

10' 10" x 8' 10" (3.30m x 2.69m)
Double glazed window to front, radiator.

Bedroom Four

13' 2" x 8' 7" (4.01m x 2.62m) with restricted height
Double glazed velux window, eaves storage, fitted cupboard, radiator.

Bathroom

Double glazed velux window to front, towel rail, white suite comprising of panelled bath with shower over, wash hand basin, low level w/c.

Outside

Outside Kitchen

12' 3" x 6' 7" (3.73m x 2.01m)
Double glazed window to rear, barn housing kitchen area, stainless steel sink and drainer, work surfaces, plumbing for dishwasher and washing machine.

Rear Garden

Lawn, large decking area, mature shrubs and borders, cabin housing hot tub, multiple outbuildings to include a tack room which is currently set up as a barn, barn has hayloft and dates back to 1850 but is not listed, cattery, outside lighting.

Land

Paddock Land is approximately 2 acres.

Garage

Triple garage, two stables, log store.

Parking

Substantial off road parking for numerous cars to the right hand side.
To the left hand side there is a separate gated driveway for additional parking.

NB

These are preliminary details to be approved by the vendor.

