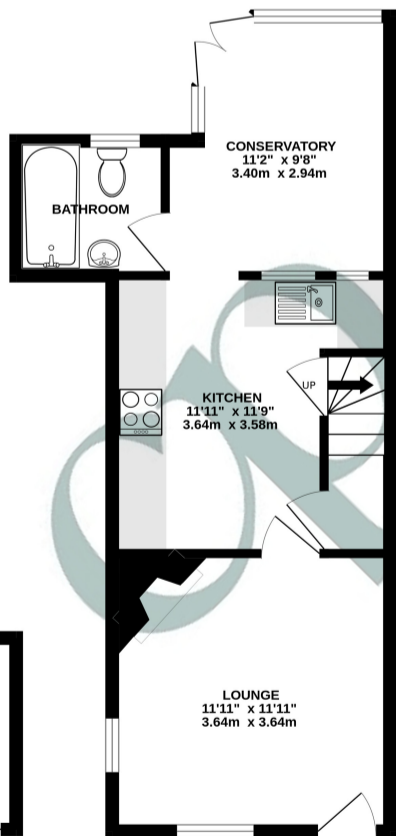
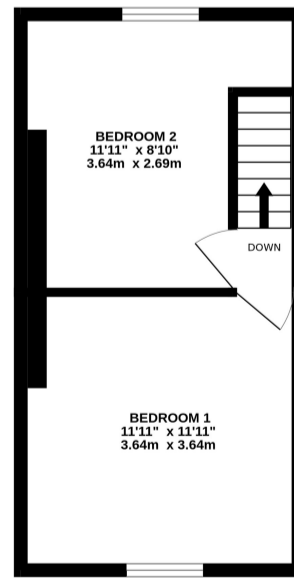




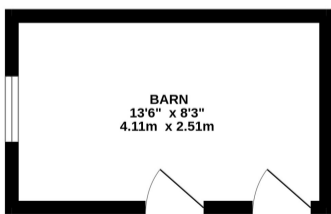
GROUND FLOOR  
 408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
 276 sq.ft. (25.6 sq.m.) approx.



OUTBUILDING  
 111 sq.ft. (10.3 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

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 error, omission or mis-statement. 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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 | 1, Church Street | MK45 2PJ  
 T: 01525 403033 | E: ampthill@country-properties.co.uk  
 www.country-properties.co.uk

Perched on a hill overlooking central Bedfordshire, this historic ex-duke of Bedford two bedroom cottage offers a unique opportunity to create your dream home.

- Two double bedrooms and ground floor bathroom.
- Brick-built outbuilding.
- Beautiful ex-duke of Bedford character.
- Stunning countryside views.
- Off-road parking for two cars.
- Gas central heating via Calor gas bottles.

#### Ground Floor

##### Lounge

11' 11" x 11' 11" (3.63m x 3.63m) Wooden entrance door, feature fireplace, leaded light windows to the front and side with secondary glazing, radiator.

##### Kitchen

11' 11" x 11' 9" (3.63m x 3.58m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and electric hob with extractor over, space for appliances, under stairs cupboard, opening to:

##### Conservatory

11' 2" x 9' 8" (3.40m x 2.95m) Double doors opening to the courtyard, radiator.

##### Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, window to the rear, radiator.



#### First Floor

##### Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m) Access to loft, leaded light window to the front with secondary glazing, radiator.

##### Bedroom Two

11' 11" x 8' 10" (3.63m x 2.69m) Airing cupboard housing hot water tank, fitted unit over the stairs, window to the rear, radiator.

##### Outside

##### Front Garden

A mature and staggered front garden that wraps around the parking area.

##### Rear Garden

Courtyard garden with access to the rear.

##### Outbuilding

13' 6" x 8' 3" (4.11m x 2.51m) Brick built with power and light, housing gas boiler.

##### Parking

Shingled driveway providing off-road parking for 2 cars.

