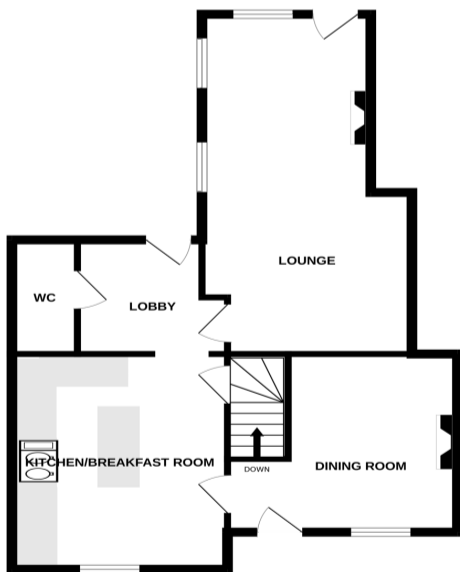
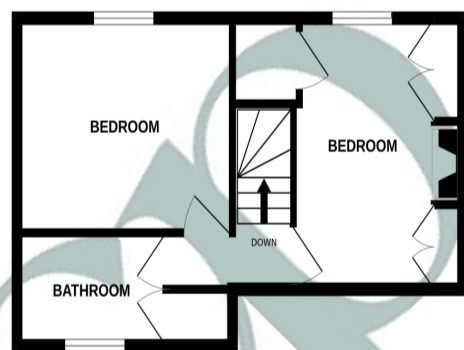




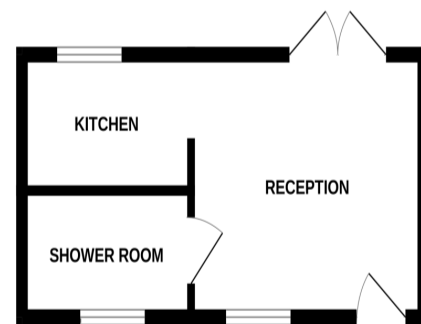
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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: amphill@country-properties.co.uk
www.country-properties.co.uk

This stunning home is a Grade II listed ex-Duke of Bedford cottage built in 1848. It is set within a conservation area in one of the prettiest villages in Bedfordshire – Millbrook. The cottage is surrounded by countryside and has original features, a courtyard, a private garden, a separate annexe and the benefit of being offered with no upper chain. Millbrook is a few minutes drive from the market town of Ampthill, or a short walk through Ampthill Great Park!

- Two spacious double bedrooms in the main house.
- Separate one bedroom annexe/office space.
- Cast iron lattice windows.
- Extended kitchen/breakfast room.
- Separate lounge and dining room, both with feature fireplaces.
- Off-road parking for several cars.
- Rayburn oil fired central heating.
- No onward chain.
- Great commuter links including Flitwick train station, A421 and M1.

Ground Floor

Dining Room

12' 0" x 11' 5" into alcoves (3.66m x 3.48m)
Entrance door and window to the front, brick open feature fireplace, radiator.

Kitchen/Breakfast Room

15' 9" x 11' 11" (4.80m x 3.63m) A range of cream shaker base and wall mounted units with expansive granite work surfaces over, 1.5 basin sink and drainer, central island with five ring gas hob and double oven under, Rayburn with double oven and two hot plates, built-in Bosch fridge and Bosch dishwasher, space for American style fridge freezer, Fired Earth slate floor, window to the front, access to stairs rising to first floor, radiator, opening to:

Rear Lobby

External door to the rear, Fired Earth slate floor, access to the lounge and cloakroom.

Lounge

22' 5" x 9' 4" x 11' 11" (6.83m x 2.84m x 3.63m)
Brick feature fireplace, door to the rear, windows to the side and rear, radiator. Exposed brick feature wall.

Cloakroom

A suite comprising of a low level WC, wash hand basin, towel rail, window to the rear.



First Floor

Bedroom One

12' 0" x 10' 1" (3.66m x 3.07m) Vaulted ceiling, feature fireplace, handmade bespoke built-in wardrobes and cupboard over stairs, window to the rear, radiator.

Bedroom Two

10' 6" x 9' 4" (3.20m x 2.84m) Vaulted ceiling, access to loft, built in storage, window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, cupboard housing Megaflo tank, towel rail, Italian tiles, window to the front.

Outside

Annexe

Kitchen

8' 8" x 5' 02" (2.64m x 1.57m) A range of base and wall mounted units with granite work surfaces over, built-in Bosch fridge, space for washing machine, window to the rear.

Bedroom/Office

11' 11" x 9' 9" (3.63m x 2.97m) Door to the garden, vaulted ceiling and exposed beams, overhead loft storage, window and door to the front. This room can be used as a bedroom, gym or office.

Shower Room

A new suite comprising of a walk-in shower cubicle, low level WC, wash hand basin, towel rail, window to the rear.

Front Garden

Lawn area and shrubs with a shingle pathway to the front entrance.

Courtyard

Courtyard area to the rear of the property with a brick well feature, slate paving, wooden decked seating area, brick retaining walls.

Rear Garden

An archway opens to a further patio with additional seating areas, shaped lawn and raised sleeper-lined flower/plant beds, access to the rear to large parking area.

Parking

Very large shingled off-road parking area to the rear of the garden with space for several cars.

NB

The vendor informs us that the property and the annexe are on two separate council tax rates as follows –
Main dwelling – Band D
Annexe – Band A
The annexe is eligible for a "family discount" with a 50% discount if it is occupied by a family member, a 50% discount if the annexe is used by a resident of the main dwelling or an exemption (100% discount) on the council tax bill for the annexe if it is occupied by an elderly or disabled relative.

