



4 Molehill Barns, Sutton Road

Eyeworth, Sandy,
Bedfordshire, SG19 2TP
£1,100,000

country
properties

An immaculately presented, particularly bright and spacious 5 double bedroom barn conversion in idyllic rural location with stunning views over open farmland. Originally converted circa 2010 The Old Dairy is a timber frame barn conversion located in a small development of similar converted farm buildings set in a plot of approx. 0.32 acres. With internal accommodation in the region of 2800 square ft, a fantastic, bespoke 25ft fitted kitchen diner with 3 sets of dual aspect bi-folding doors overlooking the beautifully landscaped rear garden, 3 further reception rooms on the ground floor and 5 double bedrooms (4 en-suite, 2 with walk in dressing rooms) on the first floor, this fine executive family home is sure to impress!



- Timber frame barn conversion
- 5 large double bedrooms, 4 en-suite, 2 walk in dressing rooms
- Beautifully landscaped approx. 0.32 acre garden
- Quiet & rural location yet within minutes drive of local amenities
- Oil fired underfloor heating throughout the ground floor
- Double garage
- Stunning views over open farmland
- Approx 2800 sq ft of accommodation not including garage

Accommodation

Entrance Hallway

16' 6" x 17' 3" max (5.03m x 5.26m)

Window to the front aspect, built in storage / utility cupboard with plumbing and space for washing machine and tumble dryer, doors to cloakroom, lounge, study/games room, opening to kitchen/diner.

Cloakroom

Window to the rear aspect, WC, wash hand basin, boiler.

Study/Games Room

16' 6" x 11' 6" (5.03m x 3.51m)

External French doors to front, door to:

Snug

16' 6" x 9' 2" (5.03m x 2.79m)

External French doors to front, under stairs storage cupboard, stairs to bedroom three, door to stairs to bedroom four.

Lounge

22' 9" x 16' 9" (6.93m x 5.11m)

External door to front, external French doors to side patio, under stairs storage cupboard, stairs to the first floor, mezzanine landing.

Kitchen/Diner

25' 3" x 16' 1" (7.70m x 4.90m)

Range of bespoke wall mounted and base level units with marble work surface over, range style cooker with induction hob and extractor hood over, space for large American style fridge/freezer. Central Island with base level units under and marble work surface over, inset double butler sink with drainer, integral dish washer and breakfast bar. Dual aspect bi-folding doors to rear garden x 3.

First Floor

Landing

Split level mezzanine landing, radiator, Velux window to the rear aspect, doors to:

Bedroom One

21' 3" x 16' 2" (6.48m x 4.93m)

Radiator, two Velux windows to the side aspect, fully glazed Juliet balcony overlooking rear garden and open farmland, built in wardrobe, doors to:

Dressing Room

12' 2" x 6' 1" (3.71m x 1.85m)

Radiator, Velux window to the rear aspect.

En-suite

Wash hand basin, Velux window to the side aspect, heated towel rail, WC, double shower.



Bedroom Two

15' 9" x 14' 8" (4.80m x 4.47m)

Radiator, window to the front aspect, two Velux windows to the front, built in wardrobes, door to:

En-suite

Heated towel rail, wash hand basin, WC, shower cubicle.

Bedroom Three

18' 2" x 16' 7" (5.54m x 5.05m)

Two radiators, two Velux windows to the front aspect, window to the front aspect, built in wardrobe/airing cupboard, door to:

En-suite

WC, heated towel rail, wash hand basin, shower cubicle.

Bedroom Four

14' 8" x 16' 0" (4.47m x 4.88m) (via snug)

Two Velux windows to the front aspect, radiator, doors to:

En-suite

Heated towel rail, WC, wash hand basin, shower cubicle.

Dressing Room

6' 3" x 6' 3" (1.91m x 1.91m)

Bedroom Five

10' 8" x 14' 8" (3.25m x 4.47m)

Window to the front aspect, radiator, Velux window to the front aspect, built in wardrobes.



Family Bathroom

Velux window to the front aspect, bath with shower attachment and screen, WC, wash hand basin, heated towel rail.

External

Front

Double garage with 2 x electric up and over doors with driveway parking in front, walled and gated courtyard front garden with gated access to side and rear.

Rear

Wrap around rear terrace leading to easterly facing rear garden laid to lawn approx. 0.3 acre in size overlooking open farmland to the rear. Mature beds and borders with ornamental shrubs and trees. Decked seating area at rear, timber storage shed, gated access to front at side.

Eyeworth

Eyeworth is a charming, small rural village within the parish of Sutton in East Bedfordshire. Biggleswade mainline railway station is 5 miles away with services to London Kings Cross & Peterborough. The town of Potton is 3 miles away with a variety of shops and amenities including two supermarkets, GP, dental surgeries and public houses / restaurants. The local area in general benefits from many public footpaths & bridle ways offering lovely rural walks through open countryside & farmland.





4 Molehill Barns, Eyeworth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(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

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