



# The Onion Loft

4, Clifton Farm Barns, CLIFTON,  
Bedfordshire, SG17 5EX

O.I.E.O £1,150,000

country  
properties



The 'Onion Loft' is a stunning 5 bedroom barn conversion situated on a private road with three similar barns within the picturesque village of Clifton. The property has been lovingly improved and extended by the current owners into a truly wonderful home offering over 3,400 sqft of versatile living for a growing family including a separate self contained annexe, The popular village of Clifton is a charming village, with highly regarded local schooling and being only 38 minutes by train into the city.

- Enjoy countryside living at it's best !
- Two downstairs bedrooms serviced by a re-fitted shower room
- A balance blend of period features whilst offering modern family living
- Accessed via a private road and electric gates
- impressive 5 bedroom barn conversion & separate annexe offering over 3,400 sq ft of versatile accomodation
- Underfloor heating downstairs
- 58ft stylish kitchen/breakfast/living area with breakfast bar & feature fireplace
- Separate annexe providing kitchen/living/dining room with bedroom and stylish ensuite



## Ground Floor

### Storm Porch

Inset spotlights. Double doors with wing windows leading into:

### Entrance Hall

Oak floor with underfloor heating. Doors into shower room and lounge.

### Snug

16' 11" x 15' 3" (5.16m x 4.65m) Two double glazed windows to rear aspect. High Ceiling. Oak flooring with underfloor heating.

### Shower Room

Fitted with a wash hand basin, traditional wc with high level cistern and double shower cubicle. Heated ladder radiator. Extractor fan. Oak flooring.

## Living/Dining Room/Kitchen Breakfast Area

58' 5" x 20' 6" (17.81m x 6.25m)

### Living Room

Double glazed windows to rear aspect. Impressive vaulted ceiling with exposed beams and A frame. Floor to ceiling natural brick Inglenook style fireplace with inset stove. Double glazed doors to garden. Four wall lights. Open plan with steps down to dining room. Oak flooring with under floor heating.

### Kitchen/Breakfast Area

Fitted with a range of eye and base level units with complementary work surfaces over. Slate tiled splashbacks. Inset one and a half bowl sink and drainer unit with mixer taps over. Penninsular island fitted with built in electric double oven and induction hob with stainless steel extractor hood over. Built in combination microwave. Integrated fridge freezer and dishwasher. Breakfast bar with ornate lighting. Double cupboard housing Megaflow hot water tank and storage. Double glazed window to side aspect. Ceramic tiled flooring with underfloor heating. Door into:

### Dining Area

Double glazed window to front aspect. Natural brick pillar. Stairs rising to first floor accommodation. Deep walk in cupboard. Sunken spotlights. Oak flooring with underfloor heating.

## Utility Room

Double glazed window to rear aspect. Fitted with eye and base level units with complementary work surfaces over. Inset stainless steel sink unit with mixer taps over. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler enclosed in a cupboard. Stable door to side courtyard.





### Bedroom 4

14' 9" x 7' 5" (4.50m x 2.26m) Double glazed window to front aspect. Wooden flooring.

### Bedroom 5

14' 9" x 7' 2" (4.50m x 2.18m) Double glazed window to front aspect. Wooden flooring. Underfloor heating.

## First Floor

### Landing

Exposed ceiling beams. Radiator. Doors leading to:

### Bedroom 1

17' 11" x 14' 4" (5.46m x 4.37m) Velux window. Vaulted ceiling. Exposed beams. Built in wardrobes. Three wall lights. Radiator. Air conditioning. Wooden flooring. Door leading to:

### En-suite

Velux window. Latch door. Three piece suite comprising shower cubicle, wc, pedestal wash hand basin.

### Bedroom 2

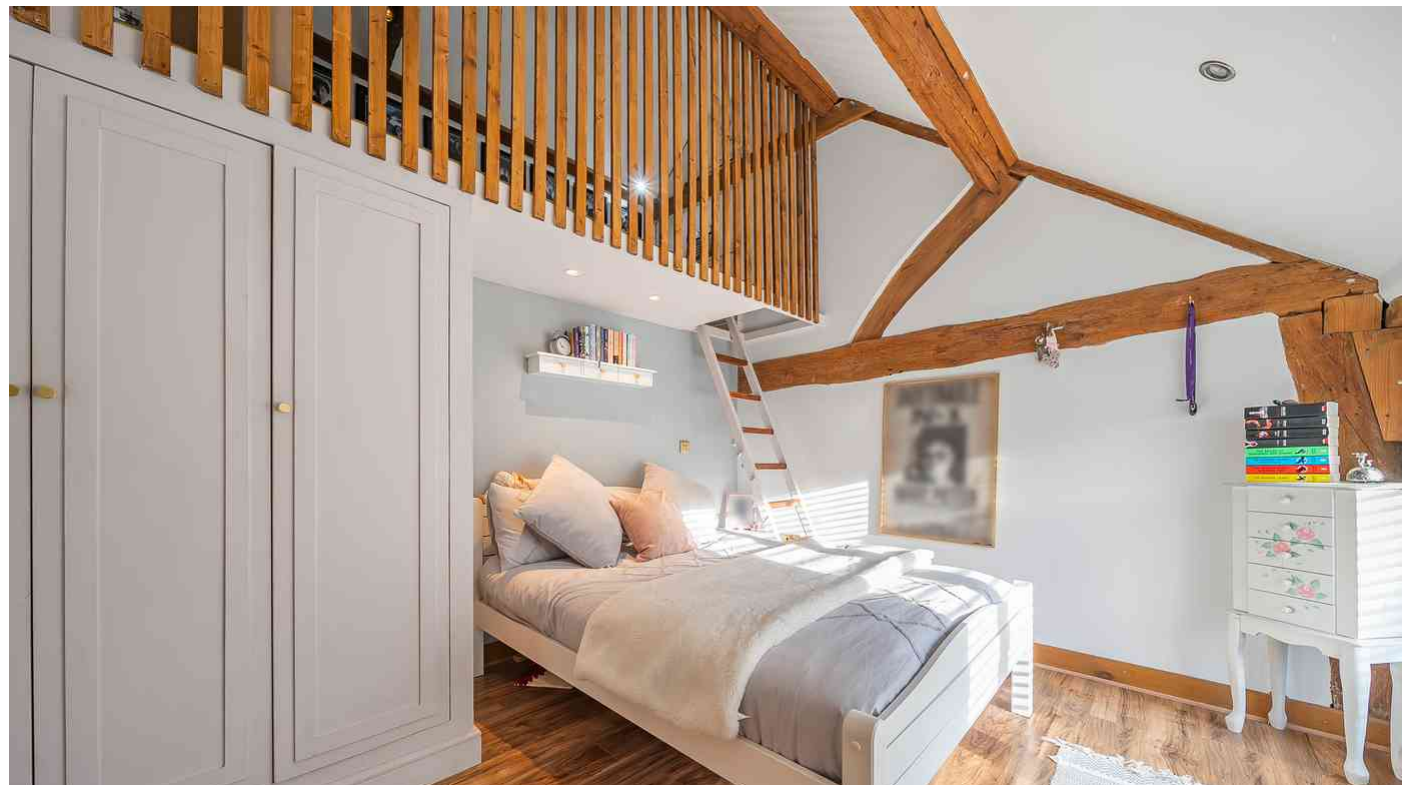
11' 11" x 10' 4" (3.63m x 3.15m) Double glazed window to front aspect. Wood effect flooring. Feature wall panelling. Radiator. Air conditioning. Stairs leading to Mezzanine level.

### Bedroom 3

10' 1" x 8' 11" (3.07m x 2.72m) Velux window. Vaulted ceiling. Air conditioning. Exposed beams and inset beam.

## Family Bathroom

Velux window. Fitted with a bath with handheld shower unit, freestanding wash hand basin and low level wc. Tiled splashbacks. Exposed beams. Heated towel rail. Sunken spotlights. Ceramic tiled flooring.





## Annexe

### Ground Floor

#### Kitchen/Dining/Family Room

19' 4" x 18' 8" (5.89m x 5.69m) Enter into Kitchen/dining /living room. Two double glazed windows to front aspect. Fitted with a range of base units with sink and electric oven. Feature exposed beams. Wood effect flooring. Latch door. Under stair storage cupboard. Stairs leading to first floor.

### First Floor

#### Bedroom

19' 0" x 17' 2" (5.79m x 5.23m) Three Velux windows. Exposed beams. Opening to Dressing Area. Latch style door. Air conditioning unit. Fitted wardrobes. Door leading to:

#### En-suite

Velux window. Comprising wash hand basin, wc

### Outside

#### Garden

Enclosed by timber fencing. Laid mainly to lawn with raised decked patio area with gated access to driveway.

#### Courtyard

Paved patio area providing further seating area and hot tub (not included in the sale)

## Gym/Storage

13' 9" x 11' 1" (4.19m x 3.38m)

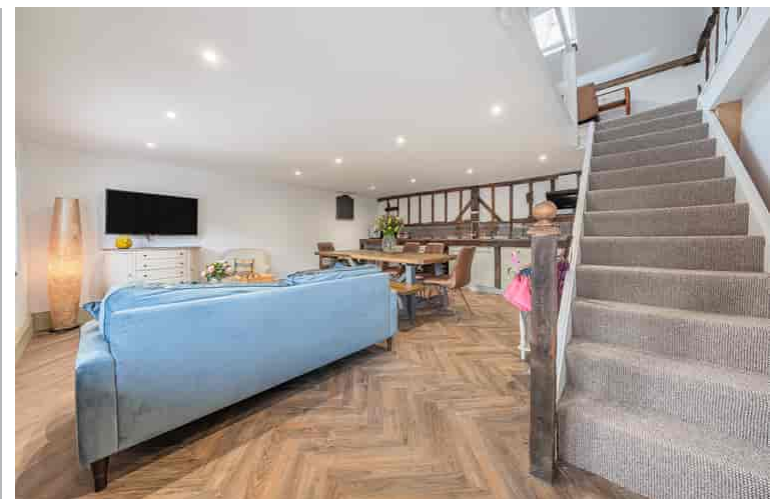
### Parking

Remotely operated timber double gates leading to a shingle driveway parking area for 3 cars. Further 2 parking spaces outside the Annexe.

### Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





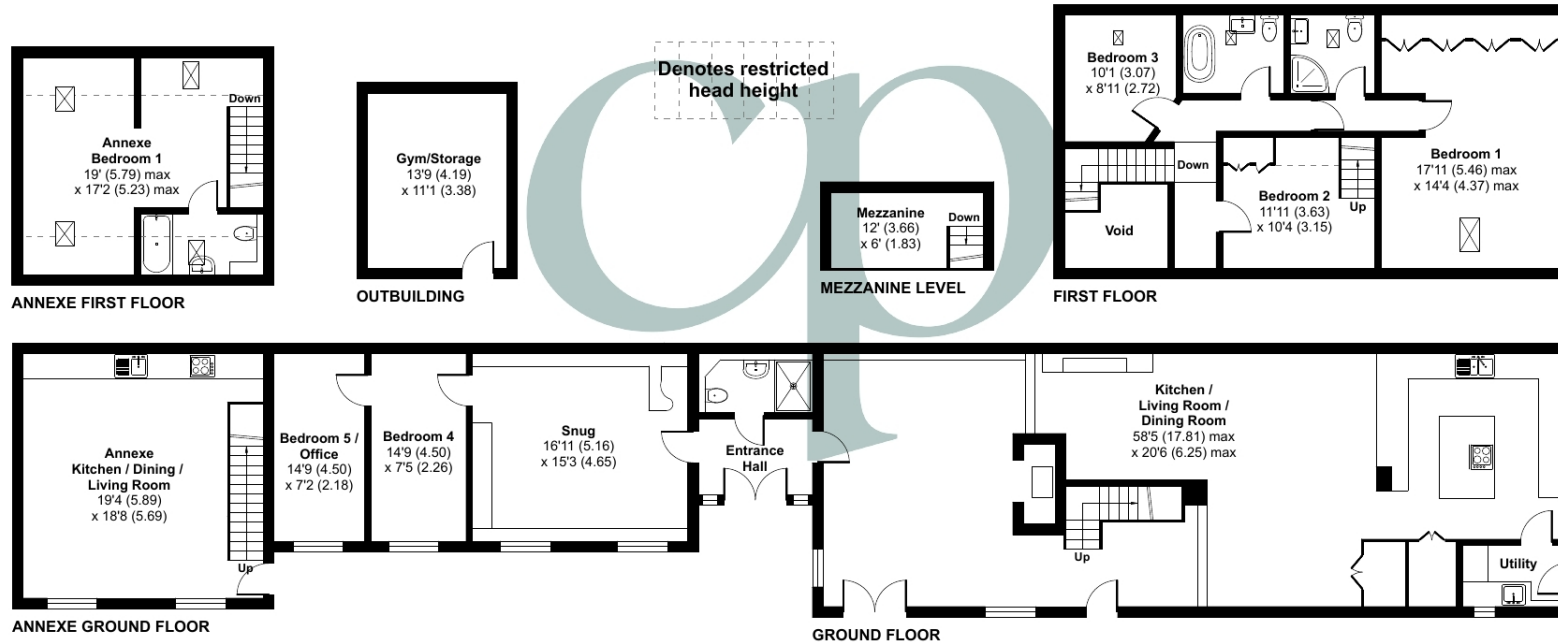




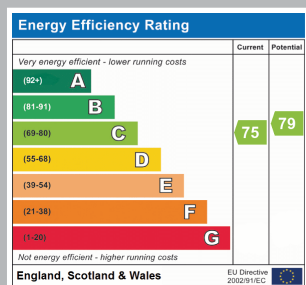


Approximate Area = 2633 sq ft / 244.6 sq m  
Limited Use Area(s) = 114 sq ft / 10.5 sq m  
Annexe = 579 sq ft / 53.7 sq m  
Outbuilding = 152 sq ft / 14.1 sq m  
Total = 3478 sq ft / 322.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Country Properties. REF: 1219022



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Viewing by appointment only

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