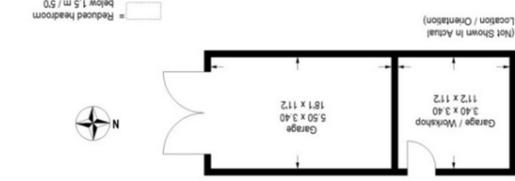


### Dairy Farm, Honeydon, Beds, MK44 2LT

Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft  
Garage / Workshop = 46.3 sq m / 498 sq ft  
Total = 151.9 sq m / 1635 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. (D749739)



- A DETACHED GRADE II LISTED THATCHED COTTAGE SITUATED IN THIS RURAL LOCATION on the edge of this popular Hamlet.
- Refitted kitchen and refitted four piece bathroom.
- TWO LARGE TIMBER STORAGE BARNs / GARAGES.
- A WEALTH OF CHARACTER TO INCLUDE ORIGINAL BEAMS.
- LARGE PRIVATE REAR GARDEN.
- 2/3 Bedrooms.
- OFF ROAD PARKING to the rear.
- Early viewing essential to appreciate the location, setting and accommodation.

**ground floor**

Entrance Door leading to

**Rear Entrance Hall**

Latch door leading to under stairs storage cupboard, radiator, quarry tiled floor. Latch doors leading to lounge and kitchen Diner.

**Kitchen Diner**

4.80m x 4.09m (15' 9" x 13' 5") A dual aspect room with windows to rear, side and front aspect, with views over open countryside. A cottage style fitted kitchen area comprising of Butler sink, a range of base and wall mounted cupboards incorporating drawer units, with wood block work surface, tiled splash back surrounds, built in electric oven and hob with extractor hood over, plumbing for automatic washing machine, sunken spot lighting to ceiling, ceiling beams, two radiators, fireplace with feature Rayburn.

**Lounge**

4.82m x 4.50m (15' 10" x 14' 9"). Stable entrance door to front aspect. A dual aspect lounge with windows to front and rear aspect offering views over open countryside. Original fireplace with beamed mantle over and fitted Calor gas feature wood burner. Built in hand made latch door base storage cupboards with display shelving over, ceiling beams, two radiators. Staircase rising to first floor. Door to ground floor bathroom.

**Bathroom**

4.15m x 1.91m (13' 7" x 6' 3"). Window to rear aspect. Fitted four piece suite comprising of ball and claw foot bath, pedestal wash hand basin, low level WC, fitted fully tiled double shower cubicle, dado rail, radiator and heated towel rail, sunken halogen ceiling spot lighting, tiled splash back surrounds.

**First Floor**

**Galleried Study Area / Bedroom 3**

4.50m x 3.41m (14' 9" x 11' 2"). The staircase opens up into first floor galleried study area / bedroom 3. Window to rear aspect, built in base storage cupboards, built in wardrobe with hanging rail, ceiling beams, radiator. Steps to inner landing area and Bedroom 2 and small inner passage to Bedroom 1.

**Inner Passage Area**

Built in latch door storage cupboard. Door into Bedroom 1.

**Bedroom One**

4.05m x 4.10m (13' 3" x 13' 5"). Window to side aspect, built in eves cupboards, built in latch door wardrobe with hanging rail and built in base cupboards, radiator, ceiling beams.

**Landing Area**

Steps leading from galleried study/ Bedroom 3, Door to Cloakroom/WC and archway to Bedroom 2

**Cloakroom / WC**

Fitted white low level WC, and fitted wash stand and basin, tiled splashback surrounds, radiator.

**Bedroom Two**

3.70m x 3.10m (12' 2" x 10' 2"). Window to side aspect, radiator, ceiling beams, built in eves storage cupboards.

**Outbuildings**

**Adjoining Workshop / Garage**

4.70m x 3.50m (15' 5" x 11' 6"). An attached timber outbuilding / Garage with outward opening doors power and light connected, oil fired central heating boiler.

**Second Outbuilding / Workshop/ storage Barn**

3.05m x 9.14m (10' x 30') There is an additional timber outbuilding / garage with pantile roof (currently divided into 2) Power and light connected, outward opening garage doors to the front and two personal doors to the side.

**Outside**

The cottage is situated on a generous plot. A grass area to the front with woodland flowers and views over open countryside. Vehicular access to the property is via the rear, and leads to a block paved hardstanding / parking area, outside security lighting. Oil Tank. Timber log store. The garden is full enclosed and laid mainly to lawn with flower and shrub borders, mature trees and natural hedgerows. There is a five bar gate at the far end of the garden leading to a secluded orchard area, lawn area and a selection of young fruit trees.

