



128,

Ireland, Shefford,
Bedfordshire, SG17 5QL
Offers in excess of £375,000

country
properties

LOCATION LOCATION LOCATION This delightful and rarely available 2 bedroom character home oozing with character and charm is set in the idyllic hamlet of Ireland and offers a generous garden with fabulous views ! A truly stunning home in a tranquil location with countryside walks and cycle routes on your doorstep, and excellent transport links.

- Oozing with character and charm - lots of original features
- Approx 120 foot rear garden with uninterrupted views over farmland
- Rural but not remote, peaceful living with no passing traffic and just a short drive to local amenities and mainline train stations (36 minutes to Kings Cross)
- Just 2 minutes walk to the award winning Black Horse gastro pub. 10 minutes cycle to the real ale pub The Cock in Broom (recently awarded 'best pub in Bedfordshire!')
- Open fireplace with inset wood burning stove and oil fired central heating
- Single garage with off road parking for 2 cars
- Within walking distance to the well regarded "The Black Horse" an award winning traditional Inn
- An easy 30 minutes walk into Shefford town centre



Ground Floor

ENTER INTO

Living Room

11' 9" x 18' 3" (3.58m x 5.56m) Double glazed window to front aspect. Feature fireplace with wood burning stove. Exposed beams. Storage cupboard. Large semi recessed fitted understairs cupboard. Tiled floor. Double radiator. Stairs rising to first floor. Internal window to kitchen/dining room.

Kitchen/breakfast room

11' 3" x 11' 11" (3.43m x 3.63m) Range of hand made fitted floor and wall units with complimentary work surfaces over. Stainless steel sink with Brita filter mixer tap. Space for electric cooker. Plumbing for dishwasher and washing machine. Tiled splash backs. Tiled floor. Double glazed stable door to rear garden and double glazed window to rear.

First floor

Landing

Access to loft. Light tunnel. Doors too all rooms.

Bedroom One

12' 0" x 11' 5" (3.66m x 3.48m) Double glazed window to rear.. Range of built in wardrobes. Radiator.

Bedroom Two

10' 1" x 11' 9" (3.07m x 3.58m) Double glazed window to front aspect. Radiator. Power points. Carpet. Built in double wardrobe.

Bathroom

Three piece suite comprising panel enclosed bath with mains/high pressure thermostatic shower above. Wall hung WC and basin. Combined light tunnel and extractor fan. Heated towel rail. Velux window.

Attic Room

Fully boarded and carpeted. Velux double glazed window. Power and light. Storage in eaves. Exposed beams and exposed brick chimney breast. TV point.



Outside

Rear Garden

Approx. 120 ft in length. Large vitrified covered split level patio area with glass awning with electric blind and external power sockets. Outside light. Tap. Oil storage tank. Main garden mainly laid to lawn, with flower and shrub borders and stepping stones leading to double glazed and insulated summer house/garden office. Sleeper pathway leading to timberstone decked seating area to the end of the garden enjoying wonderful uninterrupted views over countryside. External power. Wooden Shed.

Summer House/ Garden Office

7' 6" x 11' 6" (2.29m x 3.51m) Insulated summer house/garden office with double glazed French doors and double glazed windows to side and rear. Power and Light.

Single Garage

En Bloc. Up and over door. Personal side door and window.

Front Garden

Low maintenance front garden laid to shingle. Area to the front of the property is graveled and provides parking for two vehicles.



AGENTS NOTE

The owner advises there is a right of way across the neighbouring garden of no 130 to access the garage area. Also right of way for cars on the large gravel area in front of the garages.

The property is on a septic tank sewage system, which is emptied half yearly and costs approximately £43 per 6 months, reducing water bills. No 128 currently manages the payments from all other neighbouring properties.

The Attic room predates the current registered vendors ownership. We advise any potential buyer to seek advice from their legal conveyancer prior to exchange of contracts.

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





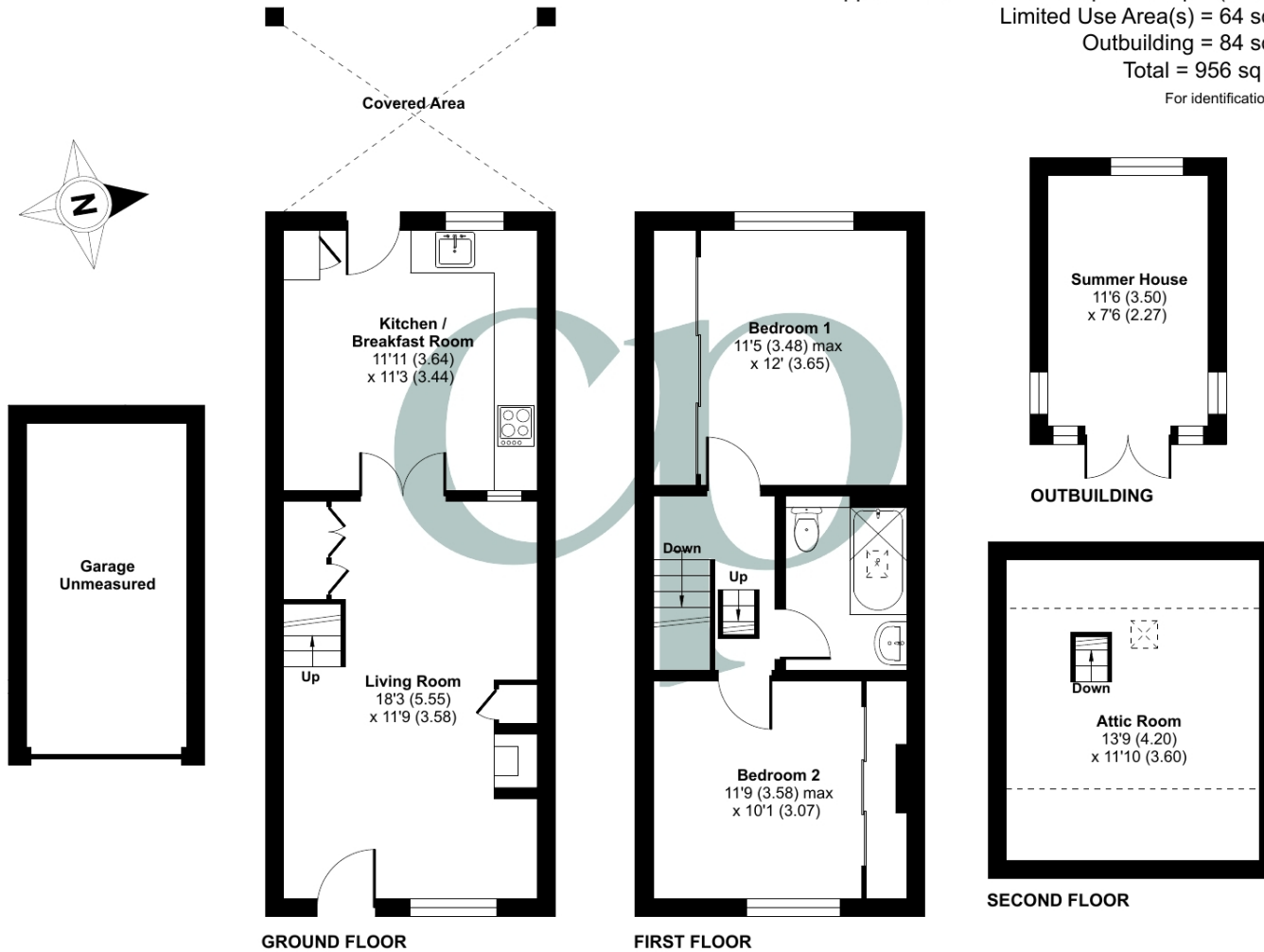
Approximate Area = 808 sq ft / 75 sq m (excludes garage)

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 956 sq ft / 88.8 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). © nitchecom 2025. Produced for Country Properties. REF: 1257749

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Viewing by appointment only

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