



# Elm Farm House

23a, Broad Street, Clifton,  
Bedfordshire, SG17 5RJ  
£400,000

COUNTRY PROPERTIES  
PART OF HUNTERS

'Elm Farm House' is a stunning example of a period home dating back to 1830's. This three bedroom property boasts a balanced blend of both character and modern features and is set in the conservation area of the sought after village of Clifton.

- Beautifully presented period home - just move in!
- Period features including sash windows and Inglenook fireplace with multi fuel stove
- Driveway providing two parking spaces and garden storage
- Beautiful enclosed private south facing garden
- Complete upper chain
- Perfectly positioned for local village amenities
- An abundance of countryside walks on your doorstep

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring with underfloor heating. Doors into living room and kitchen.

### Kitchen/Dining Room

12' 7" (max) x 10' 2" (max) (3.84m x 3.10m)  
A range of wall and base units with solid wood worksurfaces over. Inset ceramic sink with drainer and swan neck mixer tap over. Space for fridge/freezer. Inset 4 ring gas hob with glass splashback and extractor hood over. Integrated dishwasher. Space for washing machine. Wood effect flooring with underfloor heating. Understairs storage cupboard. Double glazed sash window to front and obscure double glazed window to rear. Door into:

### Cloakroom

Low level flush wc.

### Living Room

15' 2" (max) x 12' 5" (max) (4.62m x 3.78m)  
Large feature brick fireplace with multi fuel stove with brick hearth and fitted bespoke storage/bookcases to alcoves. Solid oak flooring. Contemporary radiator. Two double glazed windows to front.



## FIRST FLOOR

### Landing

Split level landing with double glazed sash window to rear. Stairs rising to 2nd floor.

### Bedroom 1

12' 4" (max) x 12' 1" (max) (3.76m x 3.68m)  
Dual aspect room with double glazed sash windows to front and rear. Feature cast iron fireplace. Bespoke fitted wardrobes. Radiator.

### Bedroom 3

10' 3" (max) x 6' 7" (min) (3.12m x 2.01m)  
Double glazed sash window to front. Radiator.

### Bathroom

Three piece suite comprising panel enclosed bath with rainfall shower and glass side screen, low level flush wc with concealed cistern and vanity wash hand basin. Heated towel rail. Partially tiled walls. Velux window.

## SECOND FLOOR

### Landing

Opening to bedroom 2 and door to attic.

### Bedroom 2

13' 2" (max) x 7' 6" (max) (4.01m x 2.29m)  
Velux window to front. Wooden beams. Radiator. Eaves storage space. Door into:

### Attic

14' 0" (max) x 5' 11" (max) (4.27m x 1.80m)  
Providing useful storage space, with power & light connected.

## OUTSIDE

### Front Garden

Wrought iron gated access to enclosed landscaped garden laid mainly to lawn with mature shrub borders, patio area and central footpath to front door. External light.

### Driveway

Gravel driveway providing parking for two cars.

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



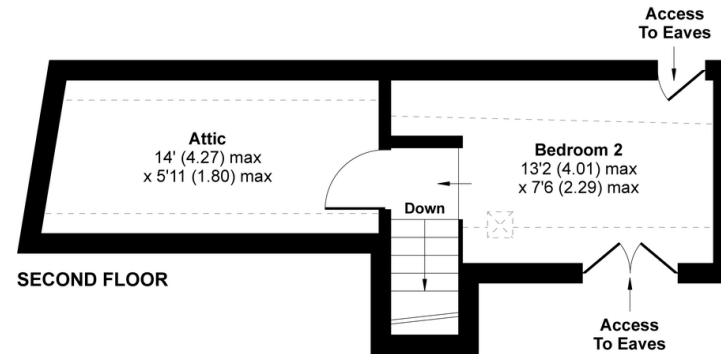
Approximate Area = 849 sq ft / 78.9 sq m  
 Limited Use Area(s) = 62 sq ft / 5.7 sq m  
 Total = 911 sq ft / 84.6 sq m

For identification only - Not to scale

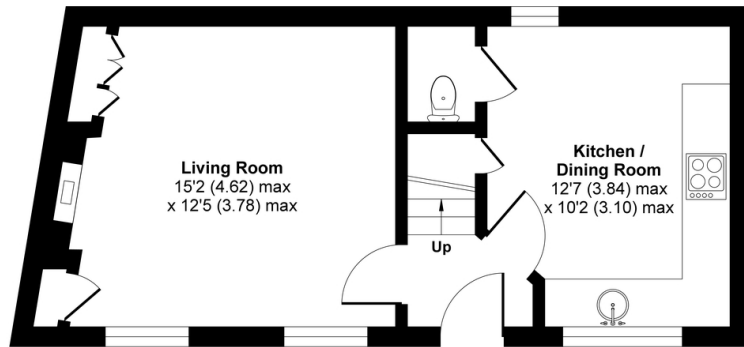
Denotes restricted head height



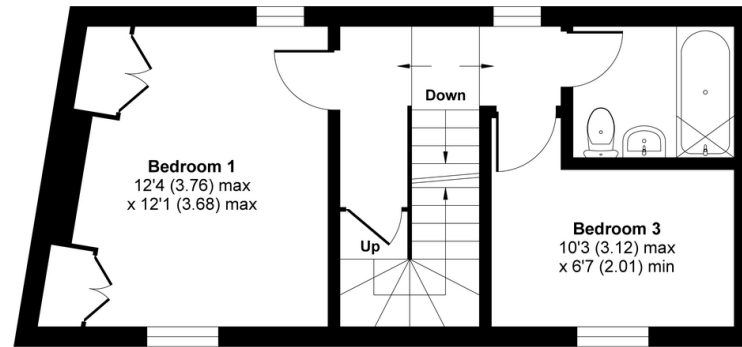
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 747845



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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