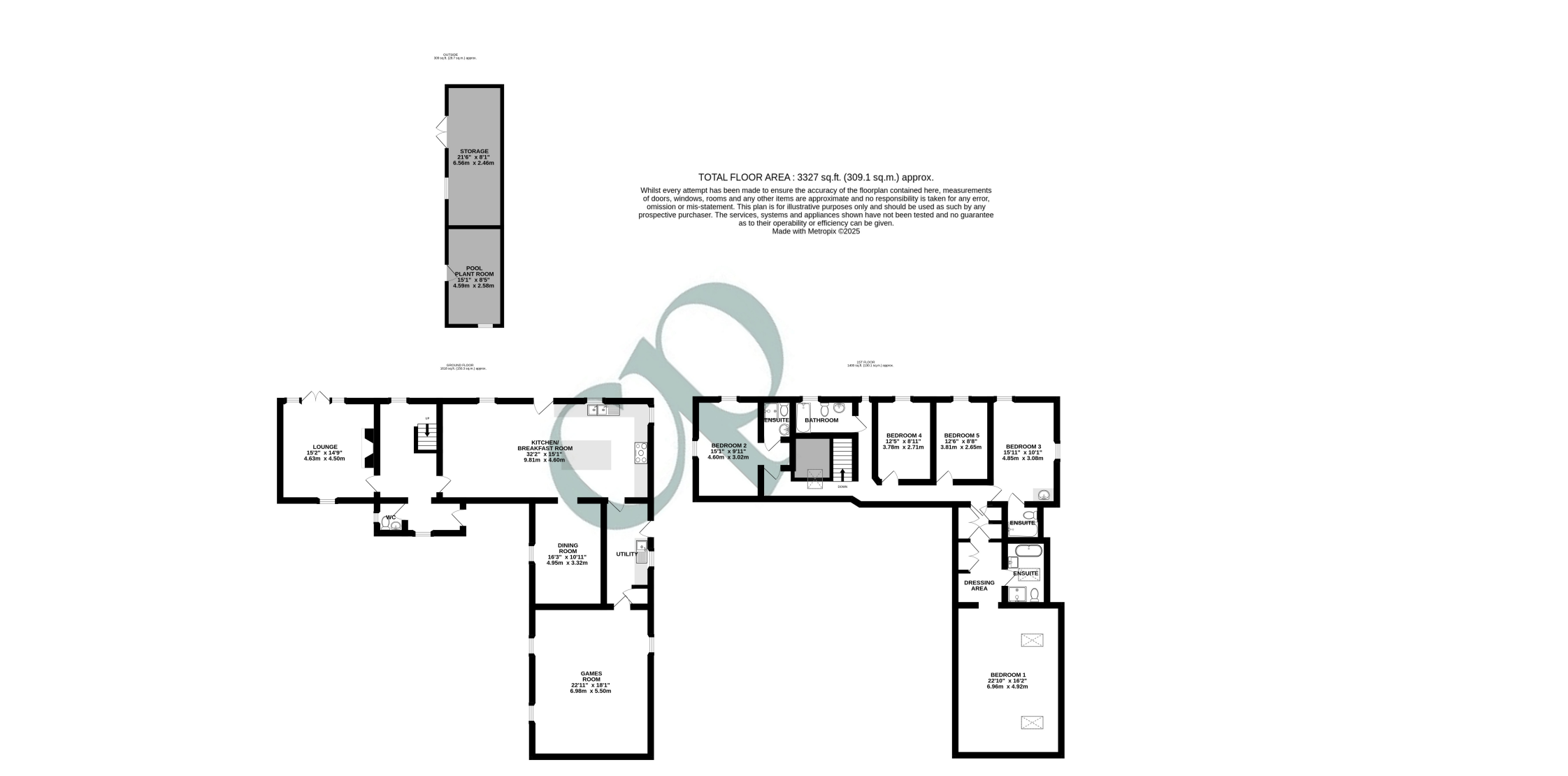


An aerial photograph of a large, multi-winged brick building, identified as 'Ash Barn'. The building features a mix of red and dark grey brickwork and a complex roofline with several gables and dormers. To the right of the main building is a rectangular swimming pool with a curved end, surrounded by a paved deck and lush greenery. The property is heavily wooded with numerous tall trees, and a large, open grassy area is visible to the left. In the bottom left corner, a portion of a neighboring red-brick house is visible. The overall scene is one of a well-maintained, rural estate.

Ash Barn
Little Park Farm, Station Road, Ampthill, Bedfordshire,
MK45 2RE
Offers in Excess of £1,250,000

country properties

Ash Barn



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.

Country Properties | 1, Church Street | MK45 2PJ
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www.country-properties.co.uk

properties

Nestled within the gated Little Park Farm development and within the curtilage of the Grade II Listed farm house, this brick barn converted in 2000 is a truly impressive family home. Bursting with character and ticking every box, this five bedroom detached residence set on 0.57 acres perfectly marries period charm with modern family living.

- Stunning converted barn, full of character features.
- Five double bedrooms and four bathrooms.
- Large 32ft kitchen/breakfast room plus 3 further reception rooms.
- Heated pool.
- Private gated community.
- Large 0.57 acre plot.
- Gated driveway providing ample off-road parking.
- Within the curtilage and conservation area of the listed Little Park Farm.
- 3,018sqft property with additional 309sqft brick outbuilding totalling 3,327sqft.

GROUND FLOOR

Entrance Hall

Wooden entrance door, full height aspect with galleried landing above, double glazed windows to the front and rear, two radiators.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side, radiator.

Lounge

15' 2" x 14' 9" (4.62m x 4.50m) French doors opening to the garden, brick feature fireplace with gas burner, double glazed window to the front, two radiators.

Dining Room

16' 3" x 10' 11" (4.95m x 3.33m) Double glazed window to the side, radiator.

Games Room

22' 11" x 18' 1" (6.99m x 5.51m) Three double glazed windows to the side, four radiators.

Kitchen/Breakfast Room

32' 2" x 15' 1" (9.80m x 4.60m) A bespoke range of base and wall mounted units with granite work surfaces over, centre island, double Belfast sink and drainer with mixer tap, integrated Stoves range cooker as well as an integrated fridge freezer and dishwasher, exposed beams, stable door opening to the garden, double glazed windows to the side and rear, two radiators.

Utility

A range of base and wall mounted units with granite work surfaces over, Belfast sink and drainer with mixer tap, storage cupboard, space for washing machine and tumble dryer, door to side access, gas boiler, radiator.



First Floor

Landing

Vaulted ceiling, double glazed window to the rear, three radiators.

Bedroom One

22' 10" x 16' 2" (6.96m x 4.93m) Two Skylight windows to the side, access to loft, four radiators.

Walk-through Wardrobe

Dressing area with built-in wardrobe space, access to loft, radiator.

Ensuite One

A suite comprising of a freestanding bath and separate shower cubicle, low level WC, wash hand basin, back-lit mirror, Skylight window to the side, radiator.

Bedroom Two

15' 1" x 9' 11" (4.60m x 3.02m) Steps to loft space, double glazed windows to the side and rear, radiator.

Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, back-lit mirror, radiator.

Bedroom Three

15' 11" x 10' 1" (4.85m x 3.07m) Fitted base unit with wash hand basin, double glazed windows to the side and rear, radiator.

Ensuite Three

A suite comprising of a panelled bath with telephone shower mixer attachment, low level WC, radiator.

Bedroom Four

12' 5" x 8' 11" (3.78m x 2.72m) Double glazed window to the rear, radiator.

Bedroom Five

12' 6" x 8' 8" (3.81m x 2.64m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with telephone shower mixer attachment, low level WC, wash hand basin, back-lit mirror, double glazed window to the rear, radiator.

Outside

Front Garden

A private and part-walled front garden, mainly laid to lawn with mature trees and lined with manicured flower beds.

Rear Garden

Lawn and patio seating areas with mature trees, flower beds, enclosed pool area, further lawn area to the rear with a brick outbuilding.

Outdoor Pool

Enclosed heated swimming pool with cover.

Brick Outbuilding

Brick-built outbuilding comprising of store room and plant room housing gas boiler and pump system for the pool (building has its own fuse board, metered gas, and mains water supply).

Parking

Gated shingled driveway providing ample off-road parking.

