

country  
properties

High Street  
Broom,  
Bedfordshire, SG18 9NA  
O.I.E.O £650,000



Viewing by appointment only

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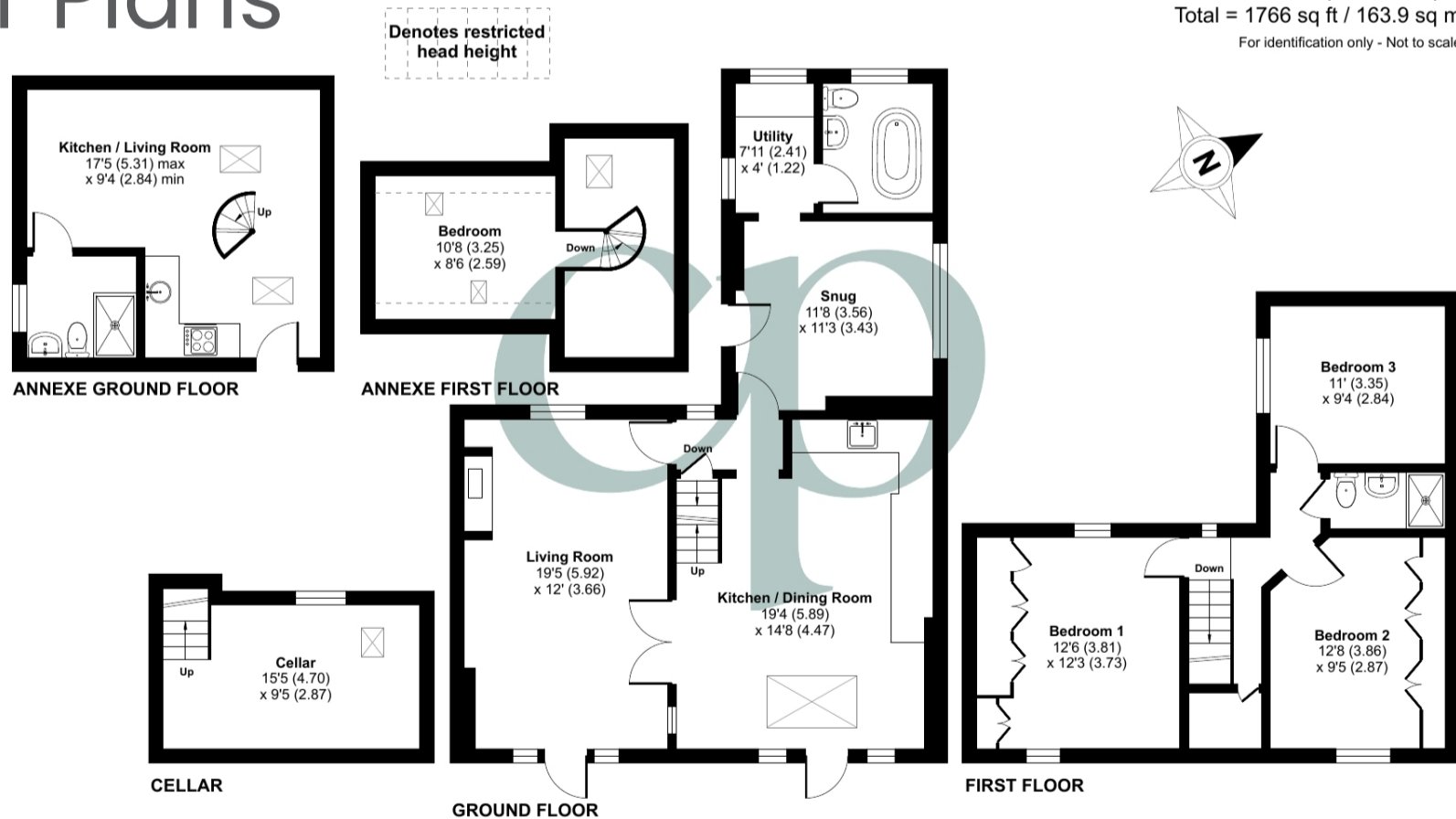
This three double bedroom home dating back to the 1800's with a separate annexe oozes character and charm, whilst offering spacious accommodation throughout. Enjoy rural village living at its best in the sought after village of Broom with the benefit of Biggleswade being a short drive away with access to local amenities, schooling and rail links into the city.

- Sympathetically and tastefully refurbished throughout - a credit to the current owner!
- Dual aspect generous living room with log burning stove
- Separate 355 sq ft annexe
- An abundance of countryside walks on your doorstep - perfect for walking the dog!
- Spacious 19ft kitchen/dining/family room with door opening onto the rear garden
- Ground floor bathroom with roll top bath and first floor shower room
- Well known village pub a stones throw away

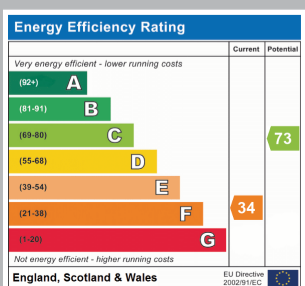


## Floor Plans

Approximate Area = 1390 sq ft / 129.1 sq m  
 Limited Use Area(s) = 21 sq ft / 1.9 sq m  
 Annexe = 355 sq ft / 32.9 sq m  
 Total = 1766 sq ft / 163.9 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1164437



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.



## GROUND FLOOR

### Entrance Hall/Snug

11' 8" x 11' 3" (3.56m x 3.43m) Oak flooring. Open into utility room. Radiator. High level double glazed window to side. Door to inner lobby. Open into:

### Utility Room

7' 11" x 4' 0" (2.41m x 1.22m) Two double glazed windows to front. Oak flooring. Wood worksurfaces with space and plumbing for washing machine and tumble dryer. Door into bathroom.

### Bathroom

Suite comprising roll top bath with mixer shower attachment, high level wc and vanity wash basin. Heated towel rail. Partially tiled walls and tiled flooring. Obscure double glazed window to front.

### Inner Lobby

Oak flooring. Door with stairs leading down to the cellar. Door into living room and open into kitchen/dining/family room.

### Cellar

15' 5" x 9' 5" (4.70m x 2.87m) Steps down into cellar which the owners advise is tanked and fitted with a pump - currently used as storage. The vendors believe there is also a cellar below the living room.

## LIVING ROOM

19' 5" x 12' 0" (5.92m x 3.66m) Dual aspect with double glazed window to front and double glazed door with sidelights, opening onto the rear garden. Lined oak flooring. Feature brick fireplace with inset wood burning stove. Air conditioning unit. Radiator plus additional vertical radiator. Part glazed double doors opening into:

### Kitchen/Dining/Family Room

19' 4" x 14' 8" (5.89m x 4.47m) Re-fitted with a range of base units with oak worksurfaces and brick effect tiled splashbacks. Inset Belfast sink with mixer tap. Oak wall shelving. Fitted electric oven and hob with extractor hood over. Integrated dishwasher. Oak flooring. Roof Lantern. Contemporary radiator. Air conditioning unit. Stairs rising to first floor accommodation. Multi pane double glazed door with sidelights, opening onto the rear garden.

## FIRST FLOOR

### Landing

Vaulted ceiling with exposed beams. Access to loft space. Linen cupboard. Double glazed window to front. Doors into all bedrooms and shower room.



### Bedroom 1

12' 6" x 12' 3" (3.81m x 3.73m) Vaulted ceiling with exposed beams. Oak flooring. Dual aspect with double glazed windows to front and rear. Radiator. A range of fitted wardrobes.

### Bedroom 2

12' 8" x 9' 5" (3.86m x 2.87m) Vaulted ceiling with exposed beams. Double glazed window to rear. Air conditioning unit. Built in wardrobes. Radiator.

### Bedroom 3

11' 0" x 9' 4" (3.35m x 2.84m) Double glazed window to front. Radiator.

### Shower Room

Three piece suite comprising low level wc, wash hand basin and separate shower cubicle. Fully tiled walls and wood flooring. Heated towel rail. Extractor fan.

## OUTSIDE

### Rear Garden

Laid mainly to lawn with paved patio area and mature shrub, flower and tree borders. Wooden pergola with bamboo roof. Wooden shed to remain. Gated access to front.

### Front Garden

Gravel driveway providing off road parking for approx 3-4 cars. Paved seating area and pathway leading to annexe accommodation.



## Annexe

### Kitchen/Living Room

17' 5" (max) x 9' 4" (min) (5.31m x 2.84m) Overall measurement.

Living Room: Double glazed window to side. Oak flooring. Contemporary radiator. Vaulted ceiling with exposed beams. Spiral staircase leading to bedroom. Door to shower room.

Kitchen Area: A range of wall and base units with wood worksurfaces and brick effect tiled splashbacks. Inset belfast sink with swan neck mixer tap over. Fitted electric oven and induction hob with extractor hood over. Integrated dishwasher. Space for fridge freezer. Oak flooring.

### Annexe Shower Room

Three piece suite comprising shower cubicle, low level flush wc and pedestal wash hand basin. Fully tiled walls. Space for washing machine. Heated towel rail. Obscure double glazed window to side.

### Annexe Bedroom

10' 8" x 8' 6" (3.25m x 2.59m) Two velux windows. Radiator. Eaves storage.

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

