



Orchard Road

Pulloxhill,
Bedfordshire, MK45 5HL
£550,000

country
properties

Set within a desirable village location, this detached character home offers a unique blend of traditional charm and versatile living space, boasting a generous footprint including two spacious reception rooms, five bedrooms and a fantastic 26ft barn that provides numerous possibilities. Step inside and you'll find an inviting 24ft living room with attractive fireplace and exposed beams that add character and warmth. Adjacent is a fitted kitchen leading through a lobby to the ground floor shower room and 22ft dining/family room. Two separate staircases provide access to the five first floor bedrooms. The attached barn is a standout feature, offering the versatility to adapt to your lifestyle requirements (a workshop, studio or home office perhaps) and also offers potential to create further living accommodation (subject to planning). In addition, there is an enclosed rear garden and convenient off road parking. EPC: E.

- 24ft living room with feature fireplace & exposed beams
- Fitted kitchen
- 22ft dining/family room
- Ground floor shower room
- Five bedrooms, accessed via two staircases
- Enclosed rear garden
- Versatile 26ft barn
- Off road parking



GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed insert and sidelight. Opaque glazed door to:

LIVING ROOM

Two double glazed windows to front aspect. Window to rear aspect. Feature exposed ceiling beams and exposed brick chimney breast housing gas stove. Two radiators. Stairs to first floor landing (1). Opaque glazed door to:

KITCHEN

Window and part double glazed door to side aspect, leading to garden. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in oven and hob with extractor over. Space for washing machine and fridge/freezer. Radiator. Floor tiling. Recessed spotlighting to ceiling. Door to:

INNER LOBBY

Floor tiling. Doors to dining/family room and to:

SHOWER ROOM

Opaque glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Cupboard housing gas fired combination boiler. Recessed spotlighting to ceiling. Tile effect flooring.

DINING/FAMILY ROOM

Two windows and part double glazed door to side aspect, leading to garden. Two radiators. Floor tiling. Wall light points. Stairs to first floor landing (2).

FIRST FLOOR

LANDING (1)

Doors to three bedrooms.



BEDROOM 1

Double glazed window to front aspect. Window to rear aspect. Radiator. Fitted wardrobes with overhead bridging unit between.

BEDROOM 2

Double glazed skylight. Radiator. Built-in cupboard.

BEDROOM 3

Double glazed window to front aspect. Radiator. Built-in over stairs storage cupboard.

LANDING (2)

Doors to two bedrooms.

BEDROOM 4

Window to side aspect. Radiator.

BEDROOM 5

Window to side aspect. Radiator.

OUTSIDE

REAR GARDEN

Laid to lawn. Gravelled area. Mature shrubs. Outside light. Enclosed by fencing and walling with gated access.



BARN

Two windows and door to side aspect, leading to garden. Double doors to rear aspect. Power and light.

OFF ROAD PARKING

Gravelled driveway providing off road parking, accessed via double gates.

Council Tax: F.



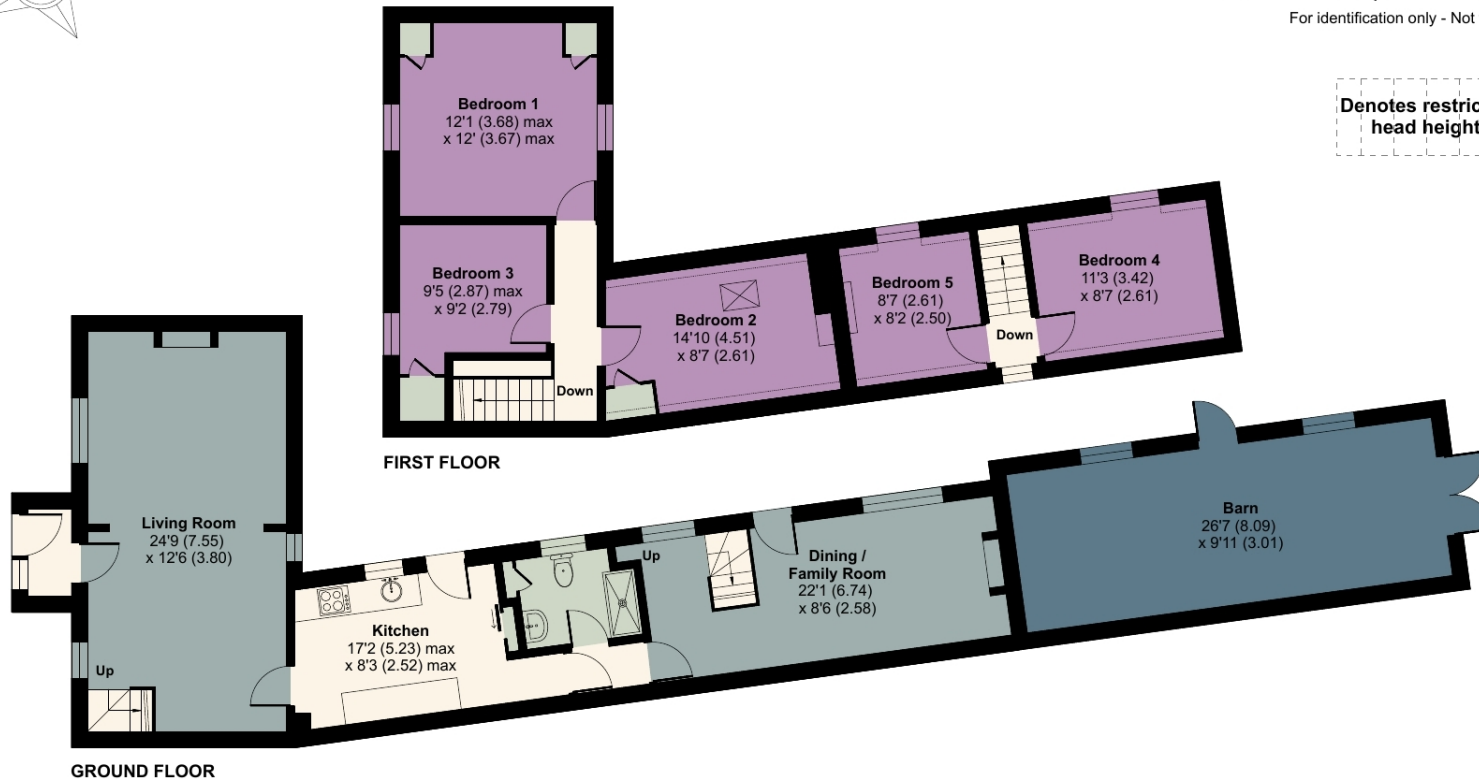




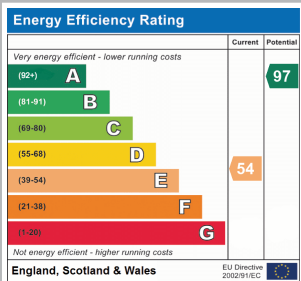
Approximate Area = 1313 sq ft / 121.9 sq m
 Limited Use Area(s) = 33 sq ft / 3 sq m
 Outbuilding = 262 sq ft / 24.3 sq m
 Total = 1608 sq ft / 149.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Country Properties. REF: 1440161



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country
properties