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Viewing by appointment only

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A charming Grade II listed cottage, circa. 1700, with original character features throughout - located in a prime position in the village of Silsoe, opposite the magnificent Wrest Park which is owned by English Heritage.

- Spacious lounge with brick inglenook feature fireplace
- Traditional bespoke 'plain English' kitchen
- A wealth of exposed beams and character
- Master bedroom with family en-suite/ bathroom
- Guest bedroom with shower en-suite

## GROUND FLOOR

### Storm Canopy

Storm canopy with outside lighting leading up to main front door into the

### Lounge

13' 6" x 11' 4" (4.11m x 3.45m) Brick Inglenook feature fireplace. Leaded light casement window to the front aspect. Carpet as fitted. Exposed beams to ceilings and wall. Wall light points. TV point. Large inglenook fireplace with log burner and stone hearth with wood mantle. Pine latch doors to log store and stairs to first floor. Pine latch doors also to separate Playroom and kitchen/ breakfast room.

### Play Room

12' 10" x 7' 5" (3.91m x 2.26m) max. Leaded light casement window to front aspect. Double panel radiator. Concealed wall mounted combination boiler for domestic hot water and gas central heating. Stone flooring. Exposed beams to ceiling. Exposed brick work and half wood panelling. Ceiling down lighters. Wall light points. Single door to the rear aspect.

### Kitchen/Breakfast Room

15' 6" x 15' (4.72m x 4.57m) Leaded light casement window to side aspect. Exposed beams to ceiling and walls. Recently fitted kitchen. Bespoke 'plain English' style kitchen with low level units and glass wall mounted cabinets. Under lighting. Work surfaces in slate and oak. Double butler sink with mix taps and cupboards below. Integrated dishwasher. Electrically operated STOVES double oven. Fired earth range of splash back tiles and sandstone flooring. Double panelled radiator. Oak door to under stairs and utility room. Oak case stairs to first floor. Ceiling down lighters.

### Utility Room

10' 10" x 8' 2" (3.30m x 2.49m) Leaded light casement window to the rear aspect. Painted Stripped pine flooring. With trap down to cellar with light. Double panel radiator with cover over. Built in " Plain English" cupboards housing plumbing for washing machine and separate shelving. Area for large stand up fridge freezer. Ceiling down lighters. Pine doors with brass furnishings into separate cloakroom.

### Cloakroom

Lead light casement window to the rear aspect. Low level WC. Vanity wash hand basin. Victorian style radiator. Tile flooring. Dado rail. Ceiling down lighters.

## FIRST FLOOR

### Landing

Carpets as fitted. Velux double glazed window. Built in book shelf and an area ideal for office. Wall light points. Pine doors to two bedrooms and one oak door to main bedroom. Step leading down to master bedroom.

### Master Bedroom

13' 8" x 14' 0" (4.11m x 4.29m) max. Leaded light casement window to the front aspect. Wooden floor boards. Exposed beams to wall. Wall light points. Dressing area with built in wardrobes and hanging space and light. Further storage room. T.V. point. Pine door to second floor. Dog legged stairs to ground floor with carpets as fitted. Stairs leading up to second floor study/ loft space/

### En-Suite/ Family Bathroom

Lead light casement window to the front aspect. Superb range of splash back tiles. Slate flooring. Vanity unit wash hand basin with cupboards below and shelving. Roll top bath with telephone shower attachment. High level pull W.C. Heated towel rail. Exposed beam work to wall. Victorian feature fire place. Wall mounted shaver point. Two above storage cupboards.

### Bedroom Two

12' 5" x 8' 2" (3.78m x 2.49m) Sloping ceilings. Lead light casement window to the rear aspect. Carpets as fitted. Exposed beams. Access to the loft space with light. Pine latch door into separate en-suite/shower room. T.V. point.

### En-Suite / Shower Room

Casement velux window to the side aspect. Large double shower cubicle with separate shower attachment. Low level W.C. Vanity unit wash hand basin with cupboards below. Good range of splash back tiles. Heated towel rail. Radiator. Storage area.

### Bedroom Three

10' 7" x 8' 4" (3.23m x 2.54m) Max. Leaded light casement window to the side aspect. Double panel radiator. Carpets as fitted. T.V. point.

## SECOND FLOOR

### Loft/ Study/ Playroom

14' 9" x 8' 11" (4.50m x 2.72m) Max. Sloping ceilings. Dormer leaded light casement window to the front aspect. Double panel radiator. Carpet as fitted. Built in eaves storage cupboards. Could be used as a dressing room to master bedroom.

## OUTSIDE

### Outhouse

9' 10" x 9' 10" (3.00m x 3.00m) into recess. Brick built with casement windows to the front aspect. Carpet as fitted. Half wooden panel walls with exposed beam work. Power and light. Shelving. Further storage area to the rear with hanging space.

### Garden To Front

Circular half block paving patio area with shaped lawns, shrubs and flower borders. Timber fences. Brick retaining wall. Access to side. Outside tap and power. Flower and shrubs border to side.

