



Manor Farmhouse

17, Brook Lane, Flitton,
Bedfordshire, MK45 5EJ
£1,250,000

country
properties

Tucked away along one of Flitton's most desirable village lanes, with direct access to open countryside and Flitton Moor, Manor Farmhouse is a substantial and beautifully balanced family home offering space, character and flexibility in equal measure.

Providing over 4,200 sq ft of accommodation including the garage and games room, this impressive farmhouse combines period charm with thoughtful modern updates, creating a home that works effortlessly for family life, entertaining and working from home, while remaining exceptionally well connected for London and beyond.

- Grade II Listed former farmhouse
- Desirable village lane with direct access to countryside and Flitton Moor
- Five bedrooms to first floor plus bathroom, shower room and en-suite
- Four generous reception rooms, all with delightful character features
- Kitchen, pantry and utility, all with bespoke deVOL carpentry
- Second floor versatility, accessed via two staircases
- Walled rear garden with attractive gazebo and south-easterly aspect
- Double garage with twin electric doors and games room above, accessed via external staircase



The Living Space

The ground floor offers a rare level of versatility, with four generous reception rooms, each retaining strong individual character while flowing naturally as part of the wider home.

Exposed beams, feature fireplaces and log-burning stoves add warmth and atmosphere throughout, while the layout allows for a formal dining room, cosy sitting rooms, a family room and dedicated study or snug. This flexibility makes the house particularly well suited to growing families or those who regularly entertain, offering spaces that can evolve as needs change.

French doors from the main living room open directly onto the garden, reinforcing the connection between indoor and outdoor living.

Kitchen, Pantry and Utility

At the heart of the home sits a beautifully refitted kitchen, pantry and utility room, finished with bespoke deVOL carpentry throughout, including deVOL butler-style sink units. The kitchen is centred around a classic Aga range, combining practical performance with timeless character.

Ted Todd bespoke luxury wood flooring runs seamlessly through these spaces and into the main living room, creating a warm, cohesive feel that supports both busy family life and relaxed entertaining.

A walk-in pantry and well-appointed utility room provide excellent day-to-day practicality, keeping the main living areas uncluttered while offering generous storage and workspace.

Bedrooms and Bathrooms

The first floor provides five well-proportioned bedrooms, arranged around a split-level landing that enhances the sense of space and natural light.

The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom and a separate shower room, making the layout ideal for families and visiting guests alike.

Throughout the bedrooms, exposed timbers and character details have been retained, maintaining the farmhouse feel while offering comfortable, flexible accommodation.

Second Floor Versatility

Two separate staircases lead to versatile second-floor spaces, offering excellent flexibility. These areas are ideal for a home office, creative studio, teenage den or additional storage, allowing the house to adapt easily to changing family needs.



Gardens and Outdoor Space

Externally, the property enjoys a walled rear garden with a desirable south-easterly aspect, laid mainly to lawn with established borders and a paved pathway. A sheltered patio beneath a timber gazebo provides a perfect setting for outdoor dining, entertaining or relaxed family evenings.

To the front, a charming courtyard with gated access offers additional character and privacy, while double timber gates open onto an extensive driveway providing parking for multiple vehicles.

Garage and Games Room

A double garage with twin electrically operated doors offers secure parking and storage, with an excellent games room above, accessed via an external staircase. This space works equally well as a home office, gym or leisure room, adding yet another layer of flexibility to the property.



Location

Manor Farmhouse is positioned just 120 yards from the Grade I Listed Church of St John the Baptist and the White Hart public house, placing village life quite literally on the doorstep.

Flitton is a highly regarded Mid Bedfordshire village surrounded by countryside and moorland, offering excellent walking and outdoor pursuits. A village hall and recreation ground are shared with neighbouring Greenfield, which is also home to a well-regarded lower school. Bedford's Harpur Trust private schools are within easy reach.

Commuters are well served by Flitwick mainline station, approximately two miles away, providing fast services to London St Pancras in around 45 minutes. Ampthill, with its Georgian charm, Waitrose supermarket, restaurants and parkland, lies just over three miles away, while Milton Keynes is within comfortable driving distance.

Summary

With its generous proportions, strong period character and carefully considered modern updates, Manor Farmhouse offers a rare opportunity to secure a substantial family home in one of Bedfordshire's most attractive village settings.

Properties of this scale, flexibility and quality are seldom available, and early viewing is strongly recommended to fully appreciate everything this exceptional home has to offer.

Council Tax Band: G.





Approximate Area = 3318 sq ft / 308.2 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Garage = 868 sq ft / 80.6 sq m

Total = 4223 sq ft / 392.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2026. Produced for Country Properties. REF: 1404834

cp

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