



The Old Farm House, 9 Thorncote Green

Hatch, Sandy,
Beds, SG19 1PU

Freehold - OIEO £1,000,000

country
properties

We are pleased to be favoured with instructions to market The Old Farm House, Thorncote Green which is situated facing the green itself, providing easy access to the A1 into London and the A421 to the M1 and by rail Sandy mainline train station. This wonderfully presented unique detached 4 bedroom character cottage has been continually updated throughout it's time with a large amount of the original features such as Inglenook fireplaces, exposed beams and an antique feature doorbell being retained.

- Idyllic village location
- Detached family residence
- Jack and Jill en-suite
- Three reception rooms
- Versatile studio
- Council Tax band G
- Character features throughout including exposed beams, brickwork and open fireplaces.
- Four double bedrooms
- Cottage style kitchen with separate utility
- Light and airy sunroom overlooking rear garden
- Driveway and three carports
- EPC rating F



The accommodation comprises of entrance porch, dining room, kitchen, lounge, study, sunroom, downstairs cloakroom and a versatile studio boasting a huge amount of annexe potential with French doors leading out onto the front garden and the utility/shower room just down the hall. To the first floor are four double bedrooms, Jack and Jill en-suite and stairs leading up to multiple attic rooms. Externally the property offers front and rear gardens, off road parking, 3 carports and outside storage.

Accommodation

Entrance Porch

Tiled flooring, antique doorbell, glazed door to:

Dining Room

14' 7" x 14' 5" (4.45m x 4.39m)

Double glazed window to the front aspect, Inglenook fireplace with quarry tile hearth, exposed brickwork and timber beam with log burner, radiator, exposed beams, stable door to the rear garden, stairs rising to the first floor accommodation, opening to:

Hallway

Tiled flooring, radiator, window to the front aspect, door to:

Lounge

14' 9" x 14' 5" (4.50m x 4.39m)

Inglenook fireplace with exposed beams and brickwork, log burner, window to the front aspect, double glazed French doors onto the rear garden, large built in under stairs cupboard with window, radiator, exposed beams, stairs rising to the first floor accommodation.

Study

14' 4" x 11' 3" (4.37m x 3.43m)

Dual aspect windows, two radiators, exposed beams, decorative exposed brick fireplace.

Kitchen

15' 3" x 15' 1" (4.65m x 4.60m)

Matching range of oak fitted wall mounted and base level units incorporating 4 display units, Corian work surface over with inset double drainer sink unit with mixer taps over, separate single inset preparation sink, induction hob, inset integral fridge/freezer and dishwasher, Total Control Aga, tiled flooring, dual aspect windows, radiator, spotlights, pedestrian door to the rear.

Sunroom

11' 7" x 11' 6" (3.53m x 3.51m)

Tiled flooring, two double glazed windows, vaulted ceiling, double glazed French doors with side screens opening onto the rear garden and veranda.



Inner Hallway

Tiled flooring, two radiators, door to:
Cloakroom

Low level WC, fitted storage
cupboards with Corian work surface
over with inset sink with mixer tap
over, tiled flooring, extractor fan.

Studio

21' 7" x 11' 8" max (6.58m x 3.56m)

Double glazed French doors with
side screen leading onto the front
garden, double glazed window to
the front aspect, three radiators,
built in cupboards with work surface
over and inset stainless steel sink
with mixer taps over.

Utility/Shower Room

9' 4" x 7' 7" (2.84m x 2.31m)

Double glazed window to the side
aspect, built in unit with work
surface over and inset sink with
mixer taps over, space for a fridge
and tumble dryer, space and
plumbing for a washing machine,
two heated towel rails, double
shower cubicle with rainfall shower
and shower attachment above,
spotlights, extractor fan.

First Floor

Landing

Five double glazed windows and a
single glazed window, two radiators,
exposed beams, stairs rising to the
attic which is divided into 3 rooms
all with power and lighting.

Master Bedroom

12' 2" x 11' 8" (3.71m x 3.56m)

Window to the front aspect, radiator,
door to:





En-suite

8' 6" x 6' 8" (2.59m x 2.03m)

Jack and Jill access to bedroom one and four, two windows to the front aspect, fitted storage vanity unit with Corian work surface over and inset sink, low level WC, double shower cubicle with rainfall shower and shower attachment over, heated towel radiator, spotlights, extractor fan.

Bedroom Two

14' 8" x 11' 8" (4.47m x 3.56m)

Dual aspect windows, radiator, exposed beams, two double fronted fitted wardrobes.

Bedroom Three

15' 6" x 8' 5" (4.72m x 2.57m)

Window to the side aspect, radiator.

Bedroom Four

Two double fronted fitted wardrobes with hanging rail, two single fronted fitted wardrobes, airing cupboard with hot water tank and pressurised system, exposed beams, radiator, two windows to the front aspect, door to the en-suite.

Family Bathroom

12' 0" narrowing to 7' 2" x 4' 6" (3.66m x 1.37m)

Window to the side aspect, contemporary free standing bath with mixer taps over, double shower cubicle with rainfall shower and attachment over, heated towel rail, fitted vanity unit with Corian work surface over and inset sink unit with mixer taps over, low level WC, spotlights.

External

Rear

Enclosed by fence boundaries and made up of several different areas comprising of block paved patio with the oil tank and access to the potting shed, area laid to lawn with timber shed with power available, two timber decked areas and pergolas, surrounded by borders with a variety of mature trees, plants and shrubs, crazy paved patio area, two outside taps, external power point, lighting and gated access to the side leading to three carports and further garden storage.

Potting Shed

Power and lighting, butler sink, houses the boiler cupboard.

Front

Enclosed by a dwarf brick wall and picket fencing mainly laid to lawn with vegetable patch area, outside tap and gated access to the front providing off road parking leading onto Thorncote Green.





Approximate Gross Internal Area
 Ground Floor = 166.2 sq m / 1,789 sq ft
 First Floor = 103.7 sq m / 1,116 sq ft
 Second Floor = 49.2 sq m / 529 sq ft
 Outbuildings = 55.5 sq m / 597 sq ft
 Total = 374.6 sq m / 4,031 sq ft

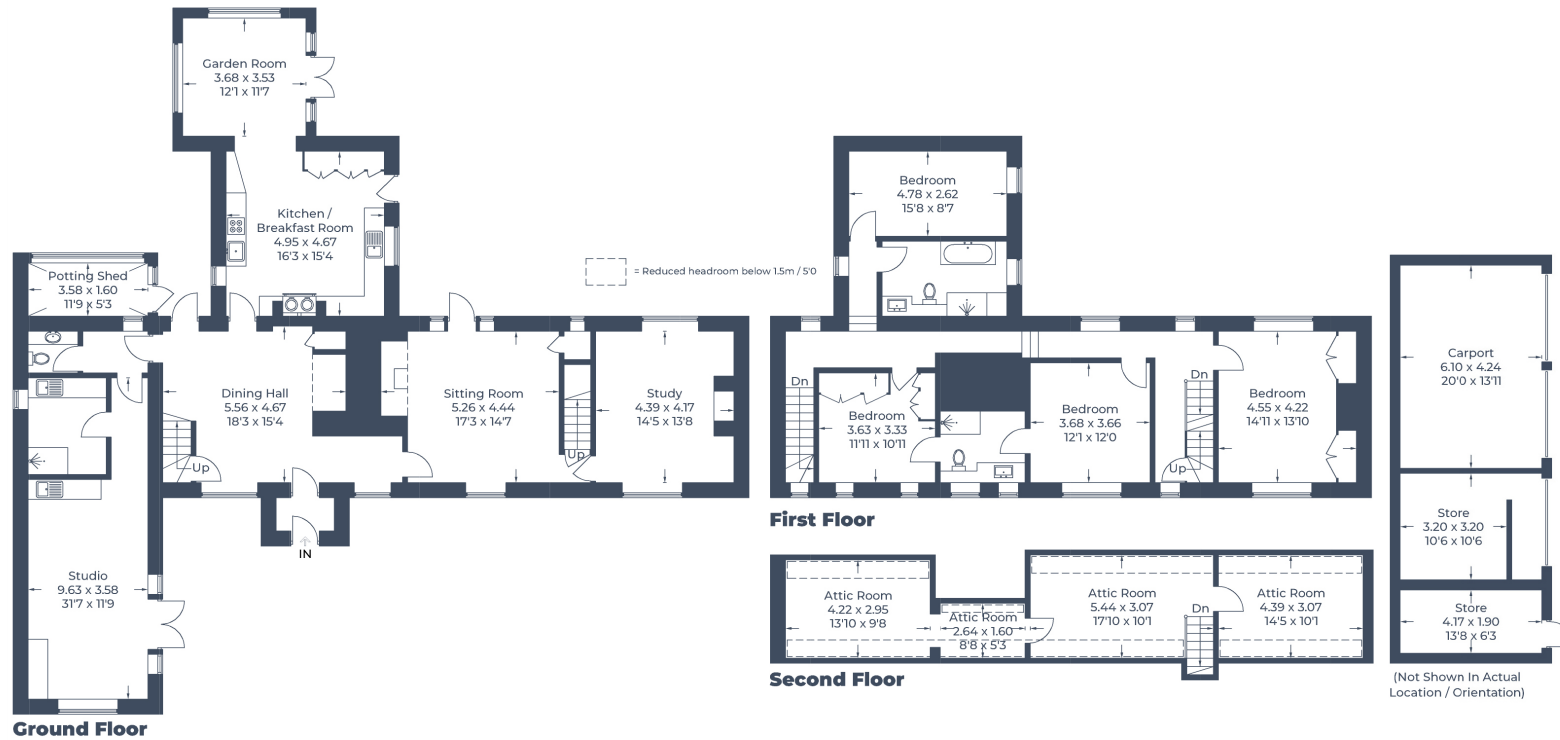
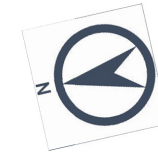
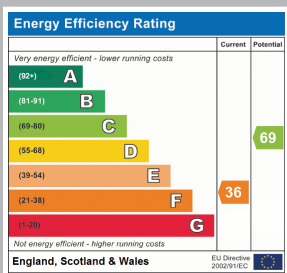


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Viewing by appointment only

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