



39, Water End

Eversholt,
Bedfordshire, MK17 9EA

Guide Price £450,000

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Set in a semi-rural location with delightful countryside views, this stunning cottage blends traditional features with contemporary living. Entering through an enclosed porch, the beautifully presented accommodation includes a welcoming living room with multi-fuel stove, charming fitted kitchen/breakfast room, and a wonderful dining/family room (with adjacent cloakroom/WC plus useful utility). This great space features a vaulted ceiling with skylights and a bank of glazing to the rear curvature to enhance the natural light and create a spacious, modern feel, whilst the external pitched lead roof blends beautifully with the traditional exterior. There are two bedrooms to the first floor, along with a bathroom. Character features include diamond leaded windows, with sympathetic improvements including 'Fired Earth' tiling (as stated). The enclosed rear garden leads to two versatile outbuildings (great as a studio or home office, plus useful storage). Whilst enjoying the benefits of an escape to the countryside, commuter links are easily accessible via road and rail: Junctions 12 or 13 of the M1 are both within 4.5 miles and Flitwick and Harlington mainline stations are 3.4 and 4.7 miles respectively. The EPC rating for this ex-Duke of Bedford cottage built in 1850 is F.

- Semi-rural location with delightful countryside views
- Attractive gardens to both front & rear
- Cosy living room with multi-fuel stove
- Fitted kitchen/breakfast room
- Open plan dining/family room with vaulted ceiling
- Utility
- Cloakroom/WC
- Two bedrooms
- First floor bathroom
- Useful outbuildings (home office/studio & store)



GROUND FLOOR

ENTRANCE PORCH

Accessed via oak front entrance door. Diamond leaded light windows to either side aspect. Floor tiling. Storage cupboard. Wooden door to:

LIVING ROOM

Diamond leaded light window to front aspect with secondary glazed panel. Window to dining/family room. Feature fireplace surround housing multi fuel stove, set on tiled hearth. Wall shelving. 'Fired Earth' slate floor. Stairs to first floor landing incorporating useful shelving beneath.

KITCHEN/BREAKFAST ROOM

Diamond leaded light window to front aspect. A range of base and wall mounted units with work surface areas incorporating butler style sink with mixer tap. 'Fired Earth' tiled splash backs and slate floor. Smeg electric cooker with induction hob and extractor fan over. Integrated Smeg slimline dishwasher. Space for upright fridge/freezer. Recessed spotlighting to ceiling. Open access to:

DINING/FAMILY ROOM

Vaulted ceiling with two skylights. Feature curved wall with double glazed door and windows to rear aspect. 'Fired Earth' slate floor with electric underfloor heating. Exposed brickwork. Wall light points. Sliding doors to:

CLOAKROOM/WC

Skylight. Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with mixer tap and tiled splashbacks. 'Fired Earth' slate floor with electric underfloor heating. Automatic recessed spotlighting to ceiling. Oak shelf. Extractor fan.

UTILITY

Skylight. Oak work surface with tiled splashbacks. Space and plumbing for washing machine. 'Fired Earth' slate floor with electric underfloor heating. Automatic recessed spotlighting to ceiling. Extractor fan.

FIRST FLOOR

LANDING

Diamond leaded window to rear aspect. Wooden doors to both bedrooms and bathroom.



BEDROOM 1

Diamond leaded light window to front aspect with secondary glazed panel. Wooden flooring. Built-in wardrobe and shoe store.

BEDROOM 2

Diamond leaded light window to front aspect. Wooden flooring. Built-in airing cupboard. Hatch to loft with ladder and boarding.

BATHROOM

Double glazed skylight. Three piece suite comprising: Bath with electric shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall mounted electric heated towel rail. 'Fired Earth' wall tiling and glass shelving. Recessed spotlighting to ceiling. Oak floor and skirting.

OUTSIDE

FRONT GARDEN

Oak gated access to paved pathway leading to front entrance door, with lawned areas to either side. Tree and shrub borders. Enclosed by fencing and mature hedging.



REAR GARDEN

Mainly laid to lawn with a flagstone pathway leading down to the flagstone seating area and outbuildings at the end of the garden. Mature tree and shrub borders. Cold water outside tap. Enclosed by brick walling and timber fencing. Covered, gated rear access.

OFFICE/STUDIO

Entrance door with porthole style insert. Skylight. Power and light. Built-in storage.

STORE

Entrance door with porthole style insert. Skylight. Power and light.

COMMUNAL PARKING

Although no parking is allocated to the property, residents make use of the parking bay situated immediately to the front of the cottages.

Current Council Tax Band: C.





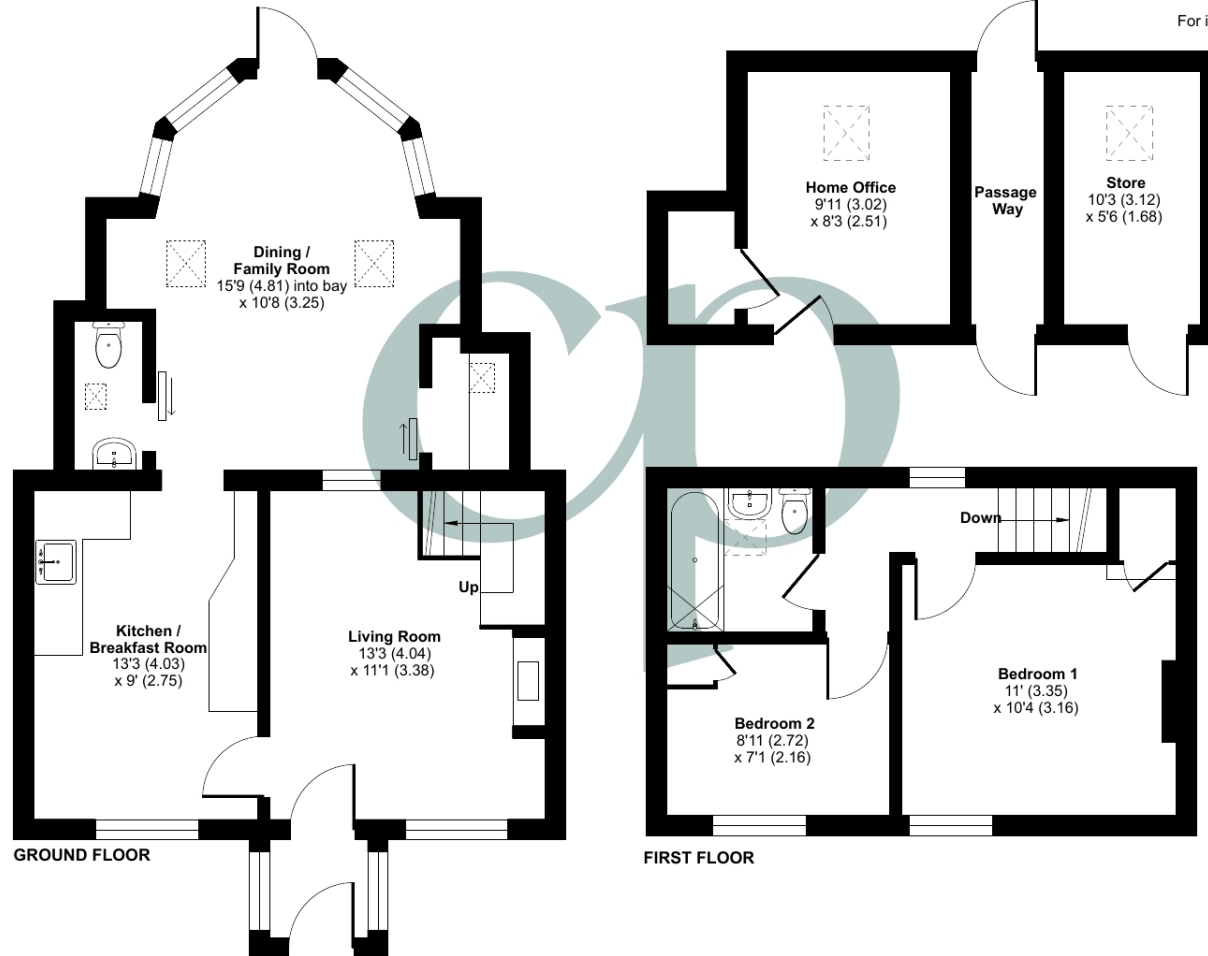


Approximate Area = 789 sq ft / 73.3 sq m (excludes passage way)

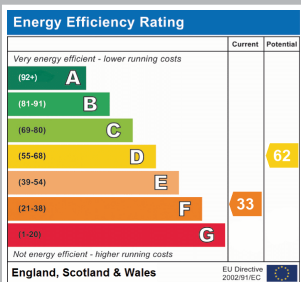
Outbuildings = 155 sq ft / 14.3 sq m

Total = 944 sq ft / 87.6 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). © nitchecom 2025. Produced for Country Properties. REF: 1316717



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

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