



61 High Street, Great Barford, MK44 3JJ





Asking Price: £795,000

Freehold

High Street, Great Barford, MK44 3JJ

- Detached Grade II Listed 17th Century Property
 - Four First Floor Bedrooms
 - En-Suite & Family Bathroom
 - Two Spacious Reception Rooms
 - Picturesque Village Location
 - Charm & Character In Abundance
 - Extensive Garaging & Driveway
 - Beautiful Mature Gardens
 - Freehold
 - Energy Rating: Exempt
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Dating back to the 1600's and having been fully renovated by the current owner, this stunning grade II listed family home offers excellent living space and good bedroom sizes with period charm and features in every room. The property occupies a plot of around a third of an acre (STS) and is shielded from the road by mature trees and a walled garden, this generous space is very private and offers ample off-road parking, four large garages and an open barn.



This impressive period home starts with a formal entrance porch that leads into the entrance hall, from here you can enter the handy w/c, spacious dual aspect kitchen dining room, and the large formal living room complete with dual aspect windows, exposed beams, and a substantial inglenook fireplace. From here you can also enter the sitting room, which is similar to the living room in size and also has a very impressive inglenook fireplace. The kitchen was an extension to the original property, and now offers a handy utility room as well as a door opening out onto the rear garden.

Accommodation

Ground Floor

Entrance Porch

Entrance Hall

WC

Living Room 16'10" x 20'6" (5.13m x 6.25m).

Sitting Room 16' x 15'4" (4.88m x 4.67m).

Kitchen/Dining Room 20'11" x 13'11" (6.38m x 4.24m).

Utility 4'3" x 6'9" (1.3m x 2.06m).



First Floor

Landing

Bedroom 2 9'6" x 14'2" (2.9m x 4.32m).

Bathroom

Bedroom 1 17' x 16'11" (5.18m x 5.16m).

En-suite

Inner Landing

Bedroom 3 8'2" x 9'6" (2.5m x 2.9m).

Bedroom 4 7'11" x 9'4" (2.41m x 2.84m).



Outside

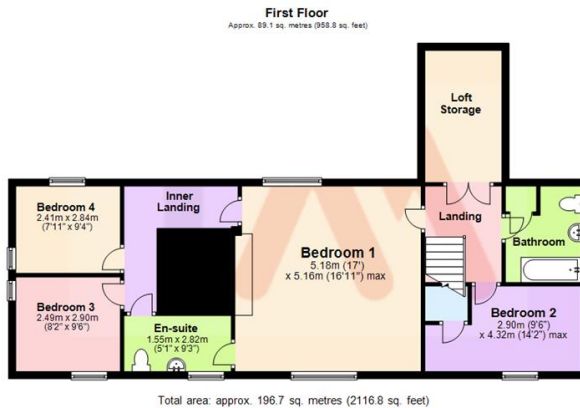
Gardens

Garages & Driveway

The first floor currently has four bedrooms and a unique layout, there is potential to re-model this area in various ways due to the good room sizes and position of the rooms. There is currently a very large dual aspect master bedroom that again has exposed beams in abundance and also benefits from an inglenook fireplace, from here via two separate doors you can enter the en-suite room and also the inner landing which then leads through to bedrooms 3 and 4. Bedroom 2 is off the main landing, as is the family bathroom and a large eave loft storage room.

The property is located on the edge of this extremely popular village, that offers typical countryside pubs and village lifestyle but is still located only a very short drive to Bedford, St Neots and Sandy. The A1m junction is located at the end of the village offering excellent road access north or south, with Sandy mainline train station just a 4.7-mile drive away.

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