



Kennedy
&co.

Sutton Road

Eyeworth

SG19 2TP

£1,100,000

Contemporary Barn

Idyllic rural location

Further 4.5 acres available
to purchase adjacent to the
property

Enclosed rear garden

Photovoltaic system

Car charging point

Four bedrooms with two en-
suites and dressing room

Master bedroom with
balcony



PARTICULARS

The Grainstore is one of a pair of unique, rural properties ideal to someone who is forward thinking, keen on the open countryside and ecologically minded. Designed in an ultra modern contemporary style using high quality materials throughout and energy efficient appliances that complement the heat pump. This rural location provides stunning views over open countryside yet affords easy access to London, Cambridgeshire and Bedfordshire. The property was built approx. 4 years ago by a local builder with a high reputation of building to an extremely high standard. The present owners have added an equally high standard of improvements, including a photovoltaic system (rated at over 18,000 kwh pa), Zappi car charger, remote controlled,

electrically operated window blinds, hot tub, wine cooler, burglar alarm and security cameras, robotic mowers and garden soaking system along with many more.

By separate negotiation there is a further 4.5 acres directly to the front of the property that could have many uses including equestrian. Please enquire for further information.

SPECIFICATION

GENERAL

Timber and steel Frame construction
Kingspan KS1000RW composite roof and wall cladding
Cedar cladding to front and rear elevations

Aluminium fascias
Smart aluminium window and door system
Protek structural warranty

HEATING:

Photovoltaic system (rated at over 18,000 kWh pa)
Mitsubishi Air Source Heat Pump
300l Hot water cylinder
Underfloor heating to ground floor
Designer radiators to first floor
Heated towel rails to bathrooms
Underfloor heating to bathrooms

ELECTRICS:

LED spot lighting throughout with feature pendants

TV, Sat & ethernet to living and bedrooms
Nest controlled heating and hot water
Electrically, and remote control operated window blinds to all downstairs windows and the master bedroom
Fibre optic connection
Zappi car charger
Burglar alarm
Security cameras

FLOOR COVERINGS:

Engineered oak flooring to kitchen diner and living room
Tiled porcelain flooring to entrance hall, utility and bathrooms
Fitted carpets to all bedrooms

JOINERY:

Feature tread oak staircase with glass balustrades
American white oak door sets

KITCHEN & UTILITY

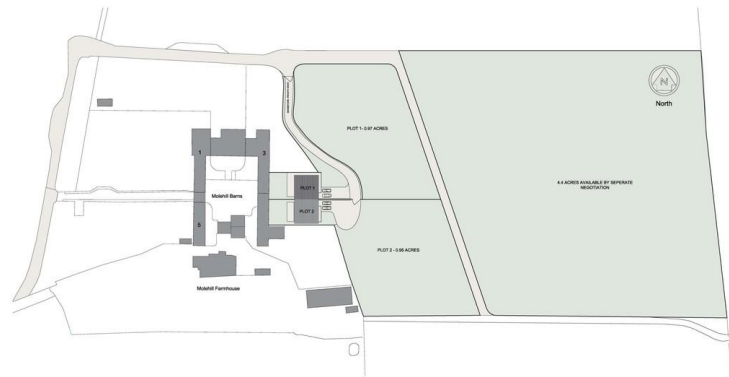
Contemporary handleless units in matt light grey and graphite
kitchen island with bar area
Quartz 'silver sand' worktops
Stainless steel sinks
Neff induction hob with integrated downdraft extractor
Neff NC70 Integrated oven
Neff NC70 Integrated microwave/oven
Neff full height fridge/freezer
Neff integrated dishwasher

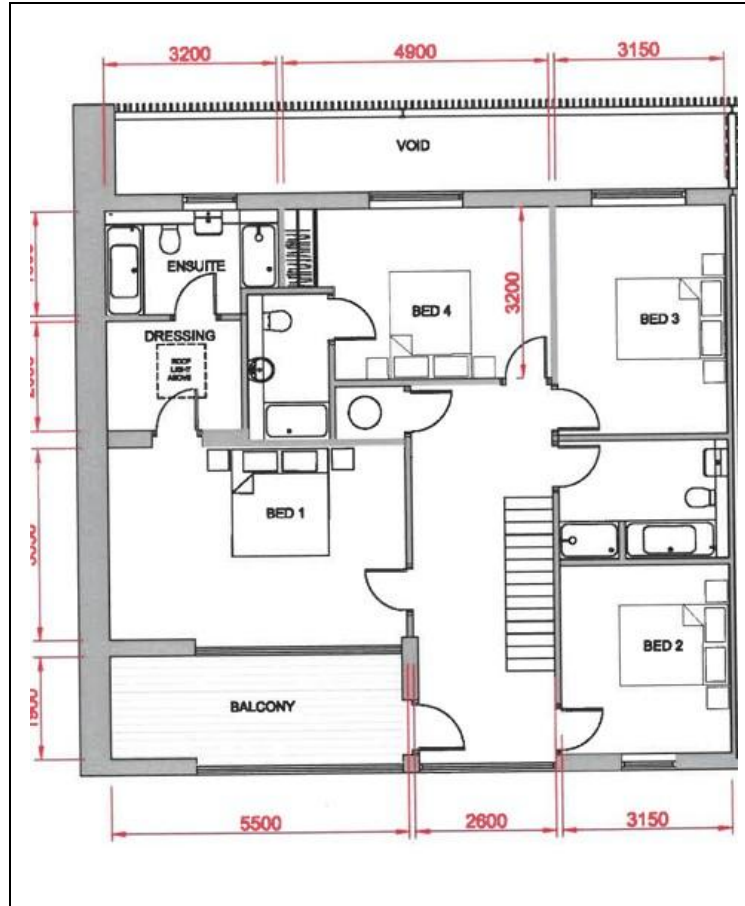
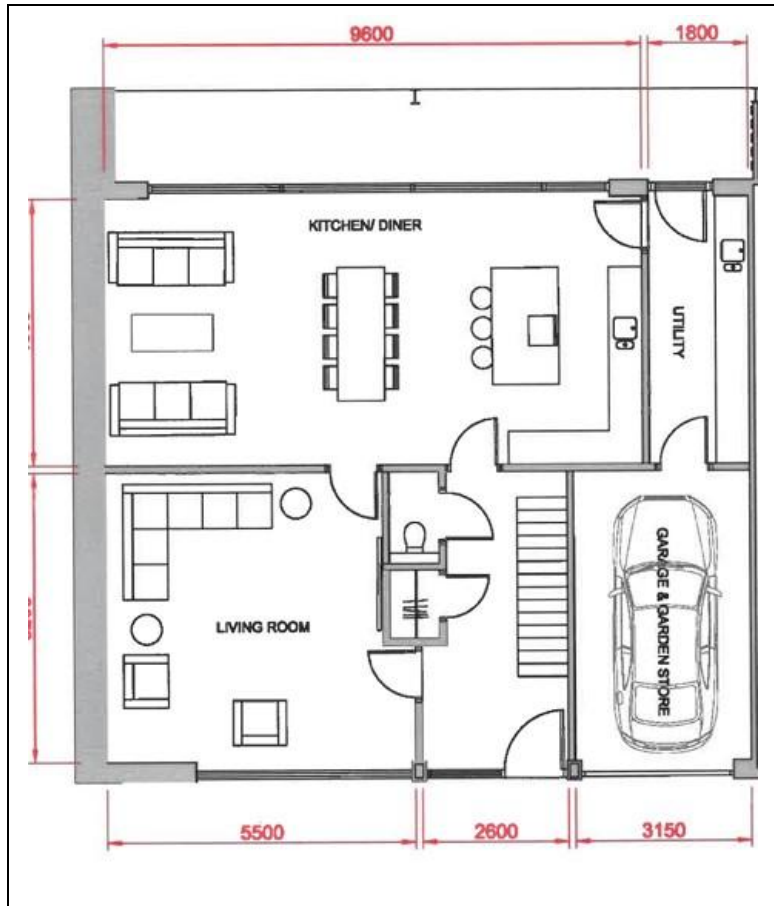
Wine cooler
Energy efficient washing machine
Energy efficient tumble dryer (heat pump model)

OUTSIDE

Single garage with insulated doors. Power sockets and lighting.
Zappi car charger
Outside tap
Rear garden laid to lawn with borders and patio area.
Hot tub
Approx 1 acre of meadow/lawn to the front.
Garden soaking system
Robotic mowers

Further 4.5 acres available directly to the front, ideal for equestrian.





COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C	82	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.