



**Kennedy**  
&co.

## Village Farm Barns

Sutton

SG19 2FP

Asking Price Of £950,000

- Converted barn
- Four double bedrooms
- Two En-suites
- Single storey
- Gated development
- Highly sought after village
- Countryside walks
- Walled garden





A fantastic opportunity to reside in this executive four double bedroom home built on one level. This fantastic home is one of only three in a gated court yard development and is only attached to its neighbour via the carport and store.

With underfloor central heating, exposed timber joists and vaulted ceilings this home retains the feel of a converted barn with modern living standards.

Sutton is a highly regarded village and very much sought after. The village itself offers a good community spirit with lots to do. There is a highly regarded restaurant/public house, a village church and lower school. Locally there is beautiful countryside walks through the woods leading into Potton that has all the amenities that you require.

## **PARTICULARS**

The property is accessed via electric communal gates to this very small development of only three properties. Double glazed door and window to the side to:

### **HALLWAY**

15' 8" x 11' 4" (4.78m x 3.45m) Large area. Cupboard housing the boiler and hot water tank. Exposed bricks and original timber joist. Amtico flooring. Wall lights.

### **BEDROOM TWO/GUEST ROOM**

14' 9" x 15' 7" (4.5m x 4.75m) max Double glazed window to the front. Access to the loft space. Through to:

### **ENSUITE**

Shower cubicle with rain and hand held shower. Wash hand basin. W.C. Tiled flooring. Heated towel rail. Extractor.

### **INNER HALLWAY**

Running full length to the kitchen and lounge.

### **FAMILY BATHROOM**

Four piece suite comprising: Shower cubicle. Bath. Wash hand basin. W.C. Extractor. Tiled flooring. Shaver point.

### **UTILITY ROOM**

12' x 5' 11" (3.66m x 1.8m) Range of base units with granite worktops. Double sink and drainer. Space and plumbing for washing machine. Space for tumble dryer/second washing machine. Extractor.

### KITCHEN/DINER

29' 3" x 15' 8" (8.92m x 4.78m) exposed original joists and ceramic tiled flooring. Bi folding doors to the rear. Base and wall mounted units with granite work tops and double sink and drainer. Integral double ovens, one microwave combination, heating drawer. Integral hob, dishwasher, fridge and extractor. Large 2m central island. Wall and ceiling lights.

### LOUNGE

15' 9" x 15' 2" (4.8m x 4.62m) Wood burner. Amtico flooring. Double glazed window to the garden Double glazed window to the side with shuttering.

### BEDROOM THREE/STUDY

12' 1" x 11' 5" (3.7m x 3.5m)

### BEDROOM TWO

15' 3" x 12' 4" (4.65m x 3.76m) Double glazed window to the garden. Access to the loft space.

### MASTER BEDROOM

16' 3" x 12' (4.95m x 3.66m) Double glazed window to the garden. Vaulted ceiling. Through to dressing room with fully fitted hanging, drawer and shelving units.

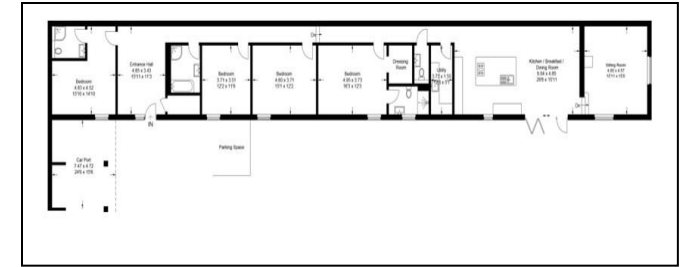
Through to:

### ENSUITE

Large walk in shower. Vanity unit housing the wash hand basin with drawer under. W.C. Tiled flooring. Frosted double glazed window to the garden. Towel rail and shaver point.

### EXTERNALLY

A lovely sunny walled garden (not overlooked). Large patio with lawn and borders. Gated access to the front. Two carports with E.V charger. Parking and storage area.







### COUNCIL TAX BAND

Tax band G

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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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.