



Park Farmhouse

Gayhurst MK16 8LG

FINE & COUNTRY

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Park Farmhouse is a Grade II listed property which has origins in the 17th century with later additions. In time gone by it formed part of the Gayhurst Estate and stands on the periphery of Gayhurst Park with views towards Gayhurst Church and Gayhurst House.

This substantial stone farmhouse under a mixture of slate and thatched roof also provides annex accommodation in addition to a single storey brick building which formerly was the village reading room. This building now creates office accommodation and a gymnasium with a workshop/machinery store. The property stands in just under an acre of land.

This superbly presented property is Grade II listed and comprises: Reception hall, Drawing room, Sitting room, Kitchen, Breakfast room, Utility Room, Cellar, Master bedroom suite, Three further double bedrooms, Family bathroom, One bedroom annex, Double garage, Outbuildings including office and machinery store, Mature gardens of just under 1 acre.

Property walk through

Stone steps lead up to a part glazed oak door which opens into the reception hall leading to one of the three reception rooms. A fine staircase rises to the first floor landing from this area. A door opens into the sitting room which has dual aspect windows and an open fireplace with a recessed cupboard to one side. There is a connecting doorway to the magnificent drawing room which has leaded light windows and aspects over the lawns. There is a fireplace creating a splendid focal point with recessed display and storage cupboards located around the room. The inner hall traverses the centre of the house providing access to the vaulted cellar, cloakrooms, boot room and kitchen/breakfast room. The Kitchen/breakfast room is a hand crafted bespoke kitchen professionally installed by Rose County Interiors incorporating many appliances to include a 3 oven electric "AGA" housed in a former fireplace with bressummer beam over. Additionally there is a twin butler sink, companion oven and coffee machine, Neff induction hob, large capacity fridge and freezer and wine fridge. A vast array of cupboards and drawer units are arranged around the kitchen with a breakfast bar to the central island unit. French doors open onto the paved courtyard at the rear.

First Floor

On the first floor there is a galleried landing enjoying views towards Grade I listed Tyringham Hall. The fully tiled family bathroom is situated off the landing and serves three well proportioned double bedrooms which have part vaulted ceilings. The Master bedroom suite featuring beamed vaulted ceiling lies to the rear elevation of the farmhouse with panoramic views over the garden and adjacent farmland towards the Grade I listed Gayhurst House in the distance. From the Master bedroom suite steps lead down to a magnificent shower room en suite. Located off the Master suite is a walk in dressing room. The dressing room also provides access via a door to a separate landing area and an alternate wooden staircase back to the inner hall.

Annex

The Annex can be used as an enhancement to the main accommodation, alternatively it could be used for independent living, ideal for an au pair or a nanny. From the side external door, a hallway leads to a shower room and kitchen with a staircase leading to a study area and thereafter to a sitting room and bedroom. The kitchen has a range of base and high level units with oak work surfaces and sink whilst providing plumbing and space for a washing machine and tumble dryer. There is a door from the kitchen to the patio at the rear. This kitchen facility could become an additional utility area serving the main residence if required. The study area on the landing is currently used as a home office with door leading to a decked area at the rear. From the study there is an additional staircase leading to the generously proportioned sitting room accommodation. Adjacent to the annex sitting room is a well proportioned double bedroom with views over the garden and the Repton-designed Gayhurst Park





Outbuildings

Garage

A double garage lies to the east of the house and is accessed via double doors with power and water connected.

Outbuildings

The detached outbuilding is constructed of brick and stone under a red tile and grey slated roof. The current layout provides a large workshop/machinery shed, an office and gymnasium.

Grounds

Solid hardwood wooden remote controlled gates open to a lengthy tarmac drive bordered on both sides by a clipped privet hedge and neatly edged flower borders. The drive leads to an extensive area of vehicle parking and access to the double garage. Neatly compartmentalised gardens can be found to the side and rear of the property predominantly laid to lawn with well stocked borders and flower beds. Part of the lawn has a fine pleached lime avenue and there are far reaching views to be enjoyed over Gayhurst Park.

To the rear of the property is some significant hard landscaping decoratively arranged in what is a delightful sheltered courtyard. This area is enclosed within stone and brick retaining walls which become planters at their highest point. A separate landscaped patio surrounded by yew hedging offers views back to the rear of the property and provides additional entertaining space.



Agents Notes

Since taking occupation the sellers have undertaken various improvements some of which include:

- * Windows have been replaced where necessary and others refurbished.
- * New electric board and meter. Extensive re-wiring.
- * Replaced to LED downlights throughout
- * Redecorated throughout.
- * Introduction of cast-iron radiators throughout.
- * Open walkway has been created from the Breakfast room to the entirely re-fitted kitchen.
- * All bathroom, ensuite and cloak room fittings replaced.
- * Ceiling beams uncovered and treated.
- * All carpets replaced and laying of oak flooring to downstairs of property.
- * Installation of hard wood electric gates.
- * Major works undertaken to the patio with new retaining walls and steps. Creation of a separate patio area. Extensive replanting and landscaping of garden areas.
- * New sealed stone flagstone flooring throughout the ground floor.
- * Thatch recently inspected and overhauled (scraped and re-ridged) in 2023, as per the Master Thatcher's recommendations. Extended its life for at least another 15 years.
- * Installation of a new 3500 litre oil tank.
- * Connection to mains water, in addition to existing private well supply.

Location

Gayhurst has convenient local shopping in nearby Newport Pagnell with further more Artisan shopping available in the market town of Olney some 4 miles distant. Major shopping and leisure outlets can be found in the thriving and rapidly expanding city of Milton Keynes. The village is well positioned for access to the M1 motorway at junctions 14 and 15 and main line rail from Milton Keynes Central for travel to London Euston and the North. Luton Airport is within an hours travel and serves flights on European Air Routes. Heathrow, Gatwick and Stansted airports serve destinations further afield.

Newport Pagnell about 3 miles

Milton Keynes about 5 miles

Olney about 4 miles

Milton Keynes main line rail about 7 miles (London 35 minutes)

M1 junction 14 about 4 miles

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

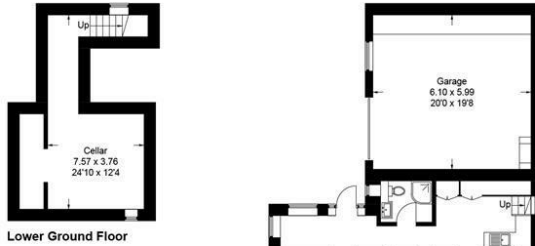




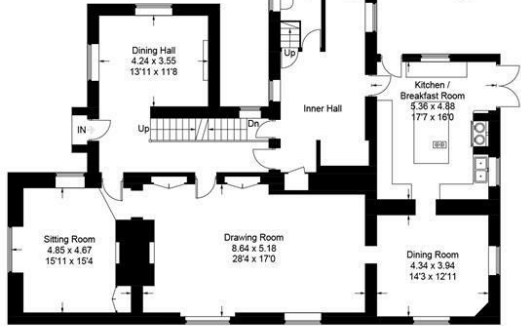




Approximate Gross Internal Area
 Lower Ground Floor = 24.9 sq m / 268 sq ft
 Ground Floor = 238.4 sq m / 2,566 sq ft
 First Floor = 248.0 sq m / 2,669 sq ft
 Outbuilding = 45.9 sq m / 494 sq ft
 Total = 557.2 sq m / 5,997 sq ft



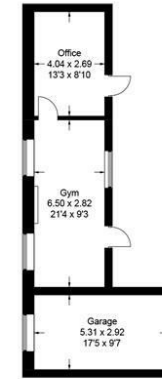
Lower Ground Floor



Ground Floor



First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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