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2 Hockliffe Road, Tebworth, Leighton Buzzard, Bedfordshire,
LU7 9QA

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£600,000

- FOUR BEDROOM CHARACTER FAMILY HOME
- LOCATED IN THE PICTURESQUE HAMLET OF TEBWORTH
- OPEN PLAN KITCHEN/ DINING ROOM
- REAR GARDEN ACCESS FROM LOWER LEVEL
- FORMER OLD VILLAGE SMITHY AND POST OFFICE
- LOUNGE WITH FEATURE FIREPLACE AND LOG BURNER
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT
- EASY ACCESS TO A5, MILTON KEYNES AND DUNSTABLE

This charming four-bedroom family home is nestled within the picturesque village of Tebworth and presents a rare opportunity to acquire a truly distinctive property steeped in local history. Formerly the Old Village Smithy and later the village Post Office, Blacksmiths House seamlessly blends characterful period features with flexible, well-proportioned accommodation arranged over multiple levels.

The main living accommodation is both welcoming and versatile, featuring a cosy lounge centred around a striking fireplace with cast iron log burner, creating a warm and inviting focal point. A separate dining room provides an ideal space for family meals and entertaining guests. To the first floor are three well-proportioned bedrooms, all served by a family bathroom, along with the added convenience of a separate W/C.

The property continues to impress with a spacious open-plan kitchen and dining room area creates a superb entertaining space. The cottage-style kitchen further enhances the home's charm, thoughtfully continuing the character and heritage throughout the property while offering practical modern living.

Situated in the highly regarded village of Tebworth, this property enjoys a peaceful semi-rural setting while remaining exceptionally well connected. Tebworth is a sought-after Bedfordshire village, known for its strong community feel, attractive countryside surroundings and excellent access to nearby market towns.

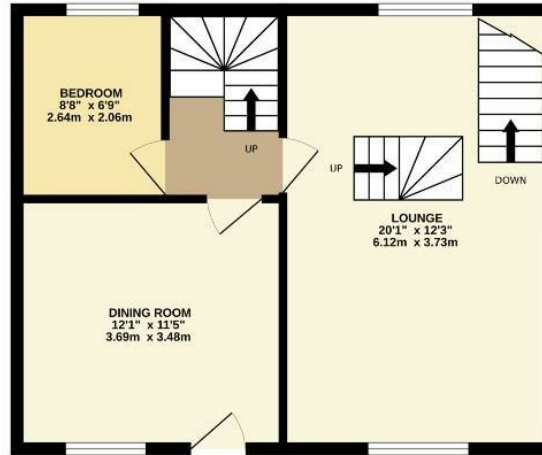
The village benefits from convenient road links, with easy access to the A5 and M1, making it ideal for commuters travelling to Milton Keynes, Luton, Dunstable and London beyond. Leighton Buzzard mainline station is within easy reach, offering direct rail services into London Euston.

A truly unique and character-rich home in a highly sought-after village location, Blacksmiths House offers charm, versatility and lifestyle appeal in equal measure.

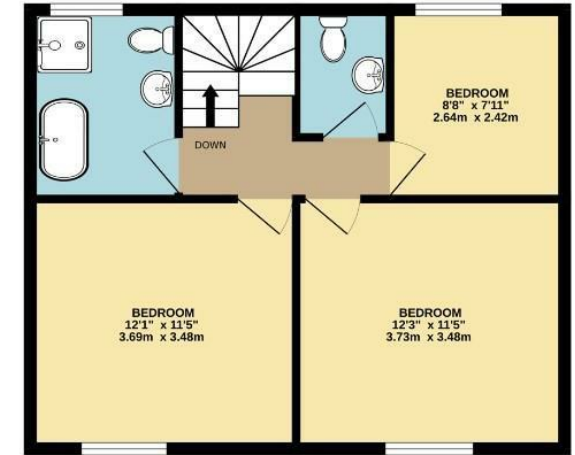
BASEMENT
321 sq.ft. (29.8 sq.m.) approx.



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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