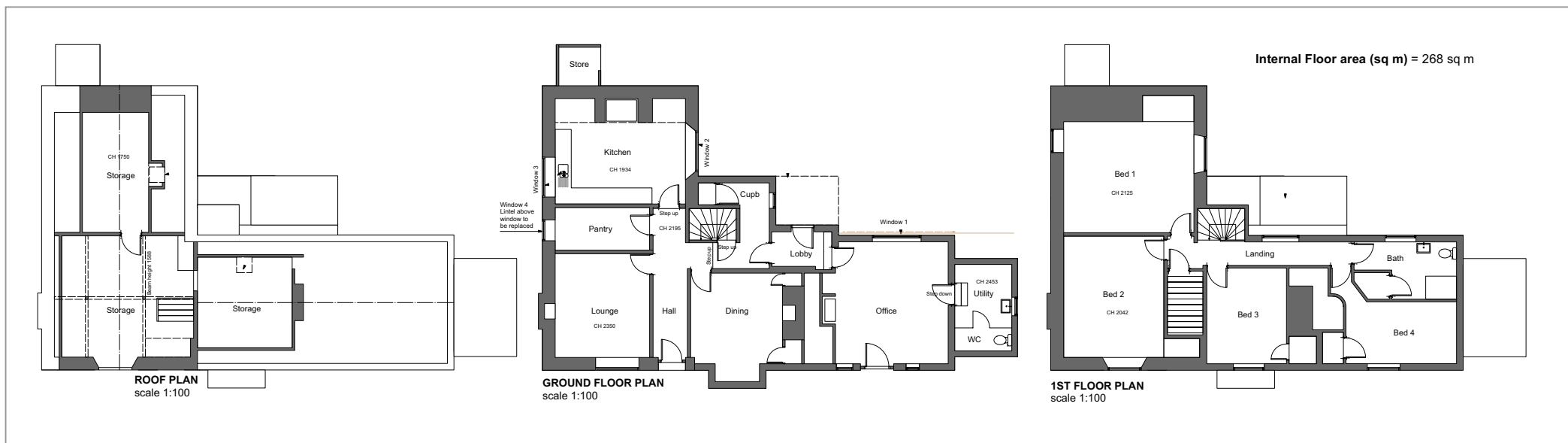




PARK FARM HOUSE

Carriage Drive, Clapham, Bedford MK41 6EX

BROWN & CO



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Carriage Drive, Clapham, Bedford
MK41 6EX

FOR SALE – DETACHED PERIOD HOME
Guide Price: £450,000

GIA – 2884 sqft (268m²)

Period Home Located in Semi-Rural Setting

LOCATION

The village of Clapham is situated just to the north of Bedford, with the village itself offering a wide range of amenities including local shops, Pharmacy, Post Office, veterinary surgery, convenience stores, NHS surgery, pubs, restaurants and sporting clubs. Clapham is also served by the Church of England Ursula Taylor School with Bedford School, Bedford Modern School, Bedford Girls School and Bedford Greenacre Independent School in the town. Bedford and County Golf Club is also close by with further employment, leisure and retail opportunities are to be found in Bedford.

THE PROPERTY

Park Farm House is a detached Grade II property believed to date from the early 1700's. The house has a clay tiled roof and is of both stone and timber framed construction with the timber frame portion rendered externally with sand cement. The Gross Internal Area including the attic rooms is approximately 2884 sqft (268m²).

Park Farm House is accessed via a private driveway leading from Carriage Drive, Clapham. Neighbouring the house is an established residential development comprising former agricultural buildings. Furthermore, there is a sympathetic barn conversion scheme nearing completion situated to the west of the house.

The property offers 3 reception rooms, kitchen with a separate pantry, boot room and cloakroom on the ground floor with four bedrooms and family bathroom on the first floor. There is also scope (subject to the relevant consents) to create additional living accommodation in the attic which is accessed from a stairway from the 1st floor landing.

The property further benefits from private parking and a detached double garage with an enclosed garden beyond. There is a hardstanding area to the rear which could be re-imagined as a courtyard garden or patio area.



PLANNING

The property is offered with the benefit of full planning consent granted under planning application no: 23/02719/Ful dated 9-2-2024. Particulars of Development: Removal of sand render and application of lime render, partial repair to timber upright and window replacement to the rear, new roof lights, French drain, erection of post and rail fence and access gate.

Furthermore Listed Building Consent was granted under planning application No: 23/02720/LBC permitting works in accordance with the above consent. Full details are available upon request.

ACCESS

The property is accessed via Carriage Drive which is a Private No Through Road. The driveway is on the left approximately 20ft beyond Park Farm Bungalow.

SERVICES

It is understood services are available however interested parties are advised to make their own enquiries of the relevant utility companies to ensure capacity of the service are adequate for their proposed use.

BOUNDARIES

The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller or the selling agent will be responsible for defining boundaries or their ownership. All plans are for indicative purposes only.

RESERVED RIGHTS & COVENANTS

The property is sold subject to and with the benefit of all public rights and private rights of way, light, drainage, overhead power cables and other easements and restrictions or obligations that exist whether the same are described in the particulars.

METHOD OF SALE

The property is offered for sale with vacant possession on a Private Treaty basis. Please note the seller will be seeking to exchange contracts within 4 weeks of issue of the contracts. Completion to take place up to 20 days thereafter.

GUIDE PRICE

£450,000

ADDRESS, POST CODE

Park Farm House, Carriage Drive, Clapham, Bedford MK41 6EX

WHAT3WORDS

what3words///cone.flash.gather

VIEWINGS

Viewing is strictly by appointment.

Tim Davies

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HEALTH AND SAFETY

Given the potential hazards associated with a property of this nature we would ask all interested parties to be as vigilant as possible when viewing the property. Neither the seller or the agent is responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in May 2024.

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