



**Connells**

West Tithe Barn Church End  
Felmersham Bedford



# West Tithe Barn Church End Felmersham Bedford MK43 7JB

for sale  
**£400,000**



## Property Description

Tithe Barn is a home oozing with charm, character, and versatile living spaces. Exposing heavy oak timbers, particularly upstairs, and a beautiful stone chimney at the heart of the sitting room, this property is packed with original features and quirks.

The ground floor begins with a spacious entrance hall, setting the tone for the home's welcoming and unique style. Here, you'll find a compact yet charming kitchen featuring oak cabinets, decorative display units, and atmospheric lighting that highlights the decorative tiles. Adjacent is a cloakroom and a dining room that doubles as a secondary lounge or even an additional bedroom, providing flexibility across all of the property. In addition, the ground floor boasts a master bedroom with a modern three piece ensuite, offering the convenience of ground floor living with its own access.

Upstairs, the home features two additional bedrooms, both beautifully enhanced by the stunning heavy oak beams. The upper level is also home to a magnificent sitting room, bathed in natural light from large windows. There are beautiful views of the church, the historic former schoolhouse, and surrounding areas, complimented by mature trees.

Externally there is a paved seating area within a walled surround to the rear. There is also a driveway with single garage with up and over door.

The current sellers have kept the property in a beautiful condition and it really is a little gem.

Call Connells today to book a viewing

Entrance Hall

Cloakroom

Lounge

24' 1" Max x 14' 8" Min ( 7.34m Max x 4.47m Min )

Dining Room

15' 6" x 13' 2" ( 4.72m x 4.01m )

Kitchen

11' 8" x 7' 7" ( 3.56m x 2.31m )

First Floor

Landing

Bedroom One

10' x 9' 4" ( 3.05m x 2.84m )

Ensuite

Bedroom Two

10' 9" x 10' 3" ( 3.28m x 3.12m )

Shower Room

Bedroom Three/Study

10' 8" x 7' 1" ( 3.25m x 2.16m )

External

Front Garden

Rear Garden



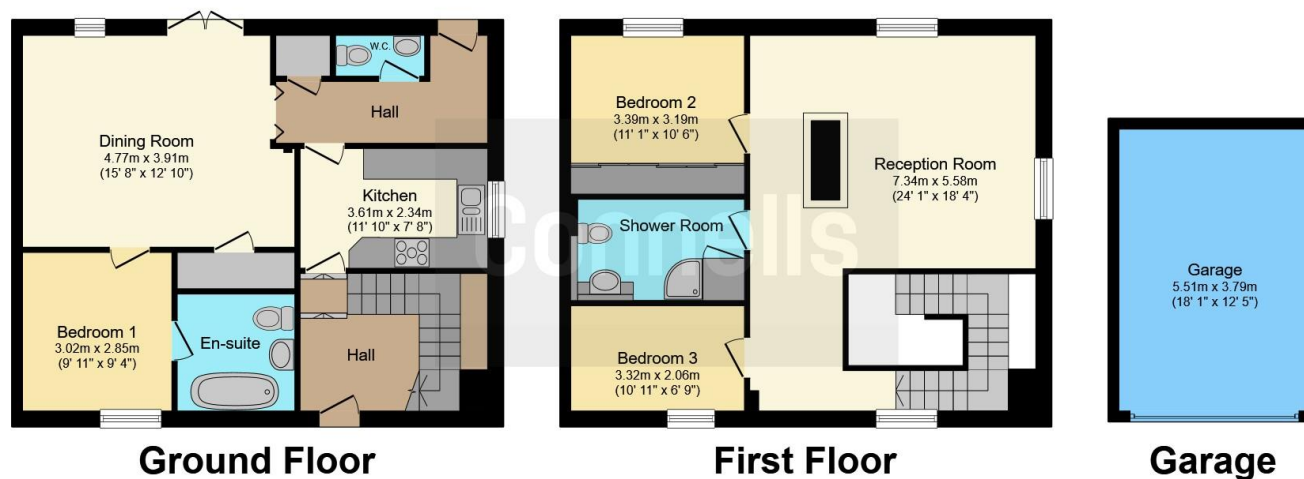












Total floor area 153.8 m<sup>2</sup> (1,655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Exempt**

Tenure: Freehold

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