



Black Barn, Thurleigh Road, Bletsoe, MK44 1QA







Black Barn,  
Thurleigh Road,  
Bletsoe,  
Bedfordshire,  
MK44 1QA  
Price OIEO £1,500,000

Remarkable smart home  
offering vast space within a  
rural setting....

Stunning "Grand Designs" home

Rural location

4,650 square feet

Flexible living space

Stunning vaulted ceiling open plan  
reception room

At least six bedrooms

Four bath/shower rooms

Smart home system

0.75 acre plot

Triple garage/barn



- Council Tax Band H
- Energy Efficiency Rating C



If you are looking for a “Grand Designs” home, complete with three-hundred-and-sixty-degree countryside views and the latest home technology solutions, this converted former agricultural barn could be the one you have been waiting for. Offering a very flexible footprint, with a large adjoining barn/triple garage, there is so much on offer.

The property is set over two floors and benefits from around 4,650 square feet of accommodation and includes a breathtaking range of features with contemporary styling whilst retaining some original beams and offering oak finishes and vaulted ceilings to connect the barn's history to its current form.

#### **Ground floor open plan reception space**

The entrance is directly in to the open plan kitchen/dining/family room which measures around twenty-eight feet by twenty-nine feet and truly has to be seen to be believed with floor to ceiling windows offering superb rural views and architectural splendour. The kitchen is finished with granite worktops and includes an “L” shaped island and integrated appliances. An oak staircase leads to the large galleried landing above. The tall ceiling height adds to a remarkable feeling of space within this area.

#### **Further ground floor living space**

There are four bedrooms, with one having an en suite shower room. There is an additional bathroom, a utility room, a cloakroom and a study/office. There is also a plant room where all of the control systems for the property and the gas fired boiler are located. A rear staircase offers a further access to the first floor.



### First floor accommodation

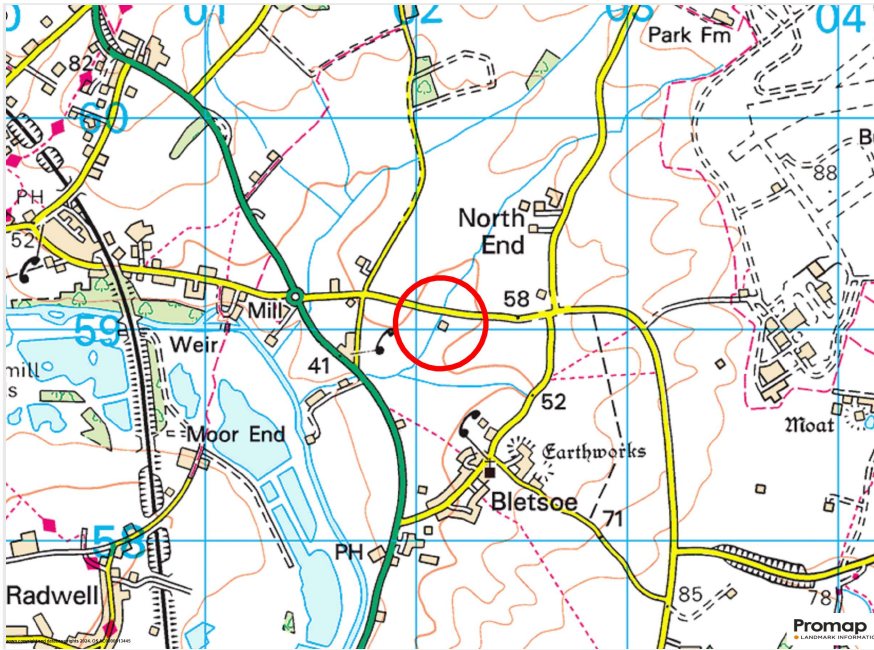
Accessed from the main staircase, the mezzanine landing offers a particularly interesting view point of this home, with views over the main living area and direct eye level views to the rolling countryside. The master bedroom has a dual aspect, a large dressing room and an en suite which includes a bath with a separate shower. There is an additional en suite bedroom and a family room/cinema room with a wood burning stove. All bathroom and cloakroom fixtures have been fitted to a high standard, with travertine tiling and quality fittings. The property is highly energy efficient with underfloor heating throughout and all windows are double glazed. The perimeters of the property are covered by CCTV and there is a full alarm system.

### External areas and garaging

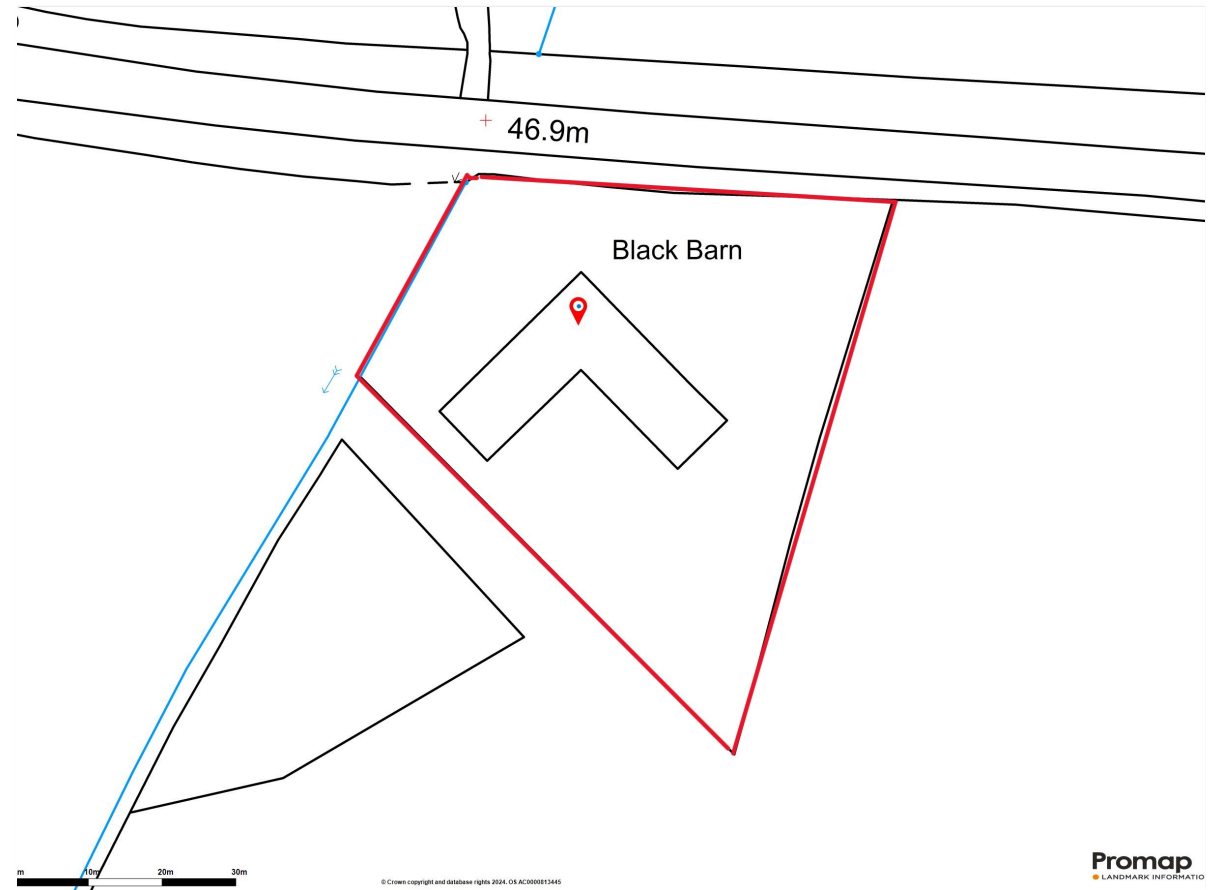
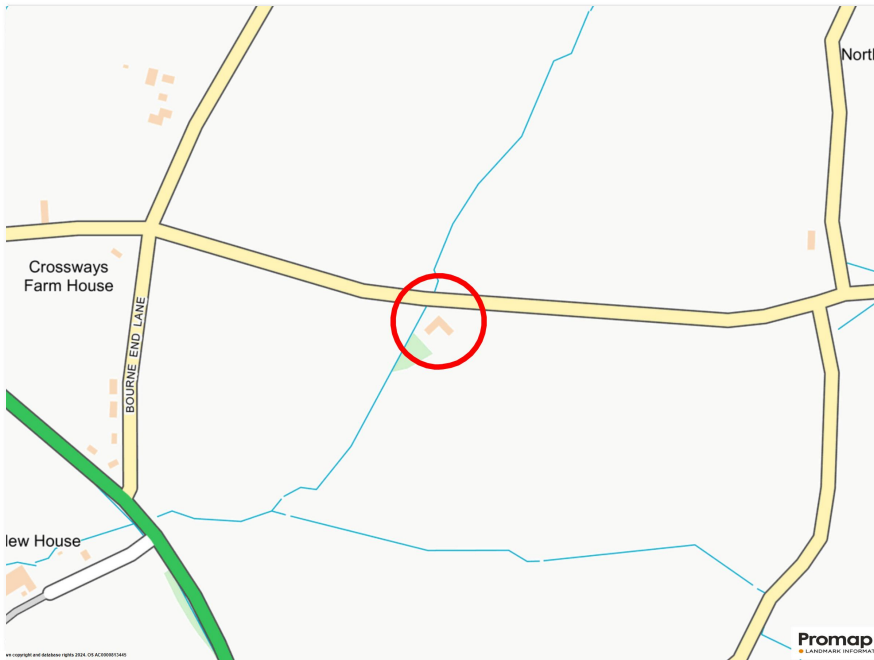
The property benefits from a large integral triple garage, with electric roller doors. This area offers considerable scope and is the full height of the building. It offers various opportunities, not limited to garaging, subject to any relevant consents. Perhaps as a swimming pool complex, annex, or similar. Access from the highway is via a five-bar gate and there is ample parking available. Regardless of where you sit within the garden, you have countryside views and the landscaping includes a porcelain patio and some shrub borders. The majority of the grounds are laid to lawn and extend to around 0.75 acres, subject to survey. Foul drainage is dealt with by a WTE Vortex 9 treatment plant.







Bedford Railway Station 7 miles • Milton Keynes Station 23 miles • A1 Black Cat Roundabout 12 miles • M1 Junction 13 32 miles • Luton Airport 35 miles • Stansted Airport 57 miles • London 64 miles



# Thurleigh Road, Bletsoe, Bedford

Approximate Area = 4656 sq ft 432.5 sq m

Garage = 1385 sq ft 128.7 sq m

Total = 6041 sq ft 561.2 sq m

\*for identification only - Not to scale



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