



New to the market with Bradshaws is this stunning character cottage, recently renovated in its entirety, located in the charming Bedfordshire village of Tingrith. Offered for sale with no upper chain. This quaint cottage features an entrance lobby, cosy lounge with feature log burner, newly fitted kitchen and dining room / conservatory. Upstairs features two bedrooms, shower room and attic room.

The cottage has a large and easily maintained garden with a workshop to the rear, which can be used as a hobby room or offers plentiful storage. Located to the side of the property is off-road parking and a recently installed EV charging point.

Conveniently located close to the M1 offering great transport links both north and southbound. Viewings strongly recommended to see all this stunning country home can offer.

Entrance Lobby

Hardwood door to the front. Coir matting. Feature exposed brick work. Original front door with latch and lock leading to

Living Room

Original leaded window to the front aspect and bow window to the side. Feature exposed brick fire surround with wood burning stove, bespoke fitted recessed shelving and storage. Fitted carpet. Exposed timbers to the ceiling. Latch door leading to:



First Floor Landing

Providing access to all first floor accommodation with fitted carpet. Exposed wall timbers. Door providing onwards access to stairs rising to the attic room.

Bedroom One

Original leaded window to the front aspect. Built in wardrobes. Fitted carpet. Exposed wall timbers. TV point. Radiator.



Bedroom Two

Double glazed window to the side aspect. Built in wardrobes. Fitted carpet. Exposed wall and ceiling timbers.



Kitchen

Recently and tastefully refitted to comprise a range of wall, drawer and base level units with work surfaces over, single drainer sink and induction hob. Integrated shower oven, fridge, freezer, washing machine and dishwasher. Windows to rear and side aspects. Feature original quarry tiled floor. Exposed ceiling timbers. Inset spot lights to the ceiling. Stairs rising to the first floor accommodation. Part glazed door leading to:



Dining Room / Conservatory

Of brick, Upvc frame and double glazed sealed unit construction with french doors to the side. Wall light points. TV point. Radiator. Fitted carpet.

Shower Room

Recently and tastefully refitted to comprise a close coupled w/c with concealed cistern. Wash hand basin set into a vanity unit. Shower enclosure with rain effect shower and hand shower. Extractor. Window to the rear aspect. Heated towel rail. Large storage cupboard with shelving.



Attic Room

Skylight to the rear aspect. Feature exposed timbers. Storage cupboards. Radiator. Fitted carpet.



To the Front

Laid to shingle to provide a low maintenance garden area and off road parking to the side. EV charging point.



Rear Patio Area

A large stepped patio area adjacent to the immediate rear of the property.



Rear Garden

The remainder being laid mostly to lawn with an array of shrubs, bushes and trees.



Workshop

Currently being used as a hobby room this large external space offer great potential for multiple uses. French doors to the front aspect. Window to the side. Tiled roof. Light and power.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

9 High Street

Approximate Gross Internal Area = 89.1 sq m / 959 sq ft
(Including Attic)

Outbuildings = 15.1 sq m / 162 sq ft

Total = 104.2 sq m / 1121 sq ft

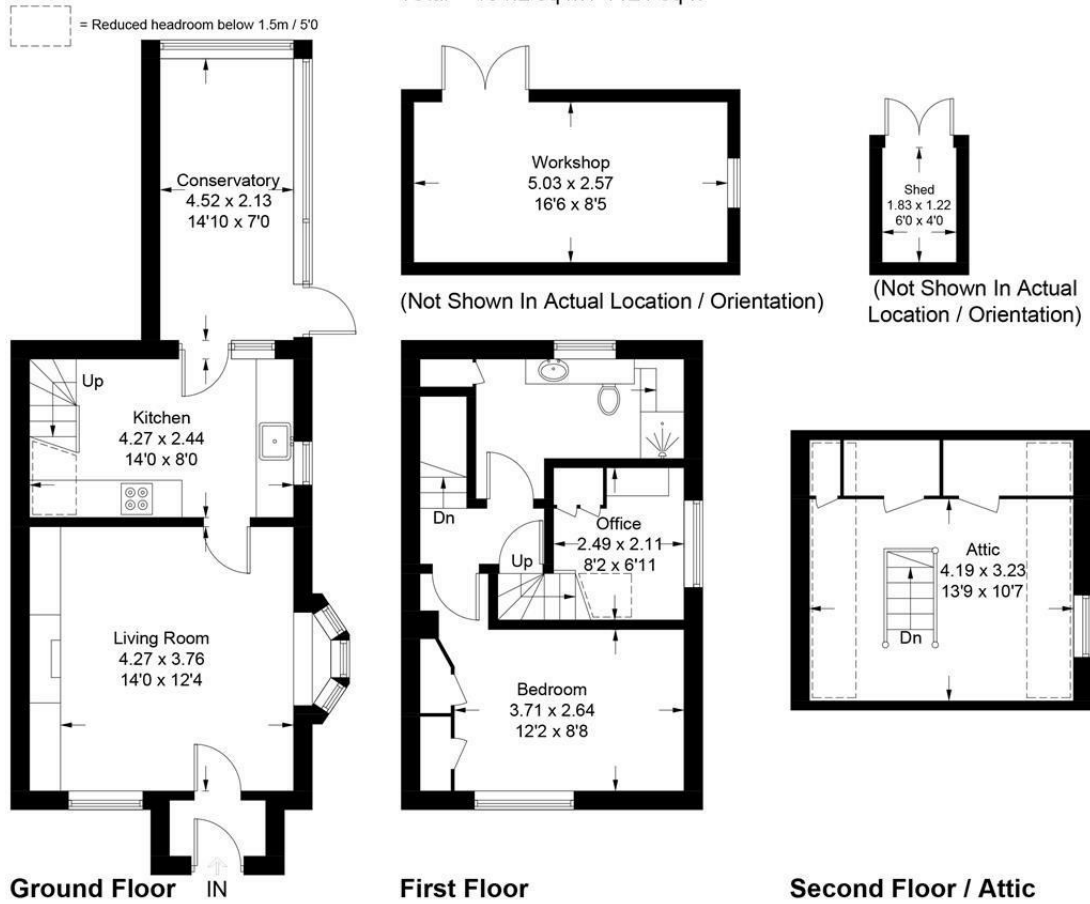


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092281)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	