



Situated in the charming village of Tingrith, in Bedfordshire, this delightful period cottage offers a perfect blend of character and modern living. With its prime location on the High Street, residents will enjoy the convenience of local amenities while being surrounded by the picturesque countryside.

With exposed brickwork and timber beams throughout, the property features a welcoming reception room, ideal for entertaining guests or enjoying a quiet evening in. The two well-proportioned double bedrooms provide ample space for relaxation, making it an excellent choice for couples, small families, or individuals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring comfort and functionality.

This house, steeped in history, boasts period features that add to its unique charm, while still allowing for the potential to personalise and modernise to suit your taste. The village offers a friendly community atmosphere, with easy access to the mainline train station in Harlington and the M1.

In summary, this period house, set on the High Street in Tingrith, presents a wonderful opportunity for those looking to embrace a tranquil lifestyle in a picturesque setting. With its inviting spaces and convenient location, it is a property not to be missed.

Front Porch

A wooden storm porch with tiled flooring.

Entrance Hall

A hardwood front door. Stone floor. Carpeted stairs leading to the first floor accommodation.

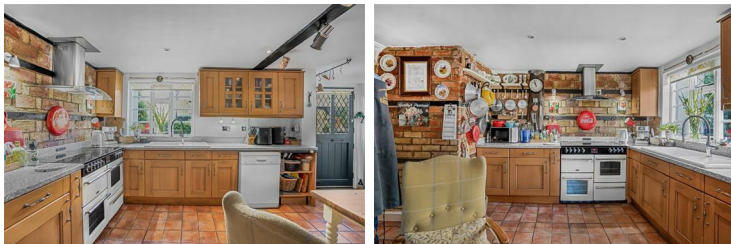
Living Room

A generous living space with exposed beams and brickwork and the focal point being the brick fireplace with wood burner. Leaded windows to the front and rear aspects. Hard wood flooring. Radiator.



Kitchen/ Dining Room

A bright and airy large kitchen with exposed timber beams and space for a dining table and chairs. Leaded windows to the rear and side aspects with a wooden stable door leading to the rear courtyard. Tastefully fitted with a range of wall, drawer and base level wooden units, with a granite effect work surface over, incorporating a single drainer sink unit with mixer tap. Space for a range cooker with an extractor hood over. Integrated fridge. Space and plumbing for a dishwasher. A fitted Welsh dresser with space and plumbing below for a washing machine and a freezer. A decorative Cornish range incorporating wine storage and an electric fan heater. Radiator.

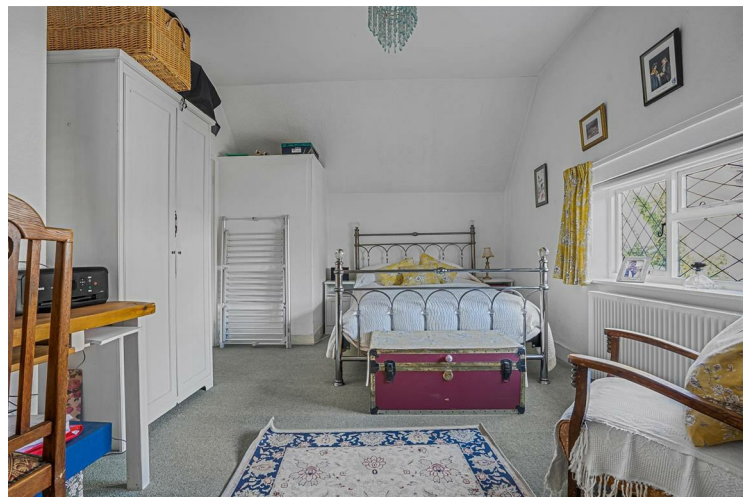


Landing

Providing access to the bedrooms and bathroom, with exposed brickwork and timber beams. Hatch to boarded loft space. Fitted carpet. Leaded window to the rear aspect. Airing cupboard housing the immersion heater and hot water cylinder with storage above.

Bedroom One

A large double bedroom with a high ceiling and a leaded window to the rear aspect. Built in wardrobe. Fitted carpet. Radiator.



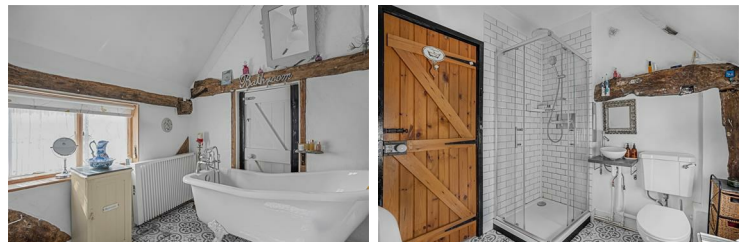
Bedroom Two

A double bedroom with a high ceiling and exposed timbers and brickwork. Feature fireplace with tiled hearth and a leaded window to the front aspect. Built in wardrobe. Radiator. Hatch to boarded loft space. Hardwood flooring.



Bathroom

Comprising a WC, countertop wash hand basin, freestanding, claw foot bath and a separate shower cubicle with a rainforest shower and handheld attachment. Part tiled walls and a patterned laminate tiled floor. Radiator. Leaded window to the front aspect.



Rear Of Property

Immediately adjacent to the property is a rear courtyard with a right of access to two outbuildings and a covered wood store. The main outbuilding benefits from light and power and could be used as a home office or craft room. The other outbuilding, formerly a pig sty, is suitable for the storage of garden equipment and bicycles etc...



Front Of Property

The main garden is situated at the front of the property and is laid mainly to lawn, with mature trees, flower and shrub borders and a pathway leading to the front door. Fully enclosed with hedges and boundary fencing, to provide privacy, with gated pedestrian access from the High Street and to the side. Immediately adjacent to the property is an enclosed patio area, shrouded by grapevines, and ideal for outdoor relaxation and entertaining.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her 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.)

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft
 Workshop = 9.6 sq m / 103 sq ft
 (Excluding Covered Store)
 Total = 100.6 sq m / 1082 sq ft

[] = Reduced Head Height Below 1.5M

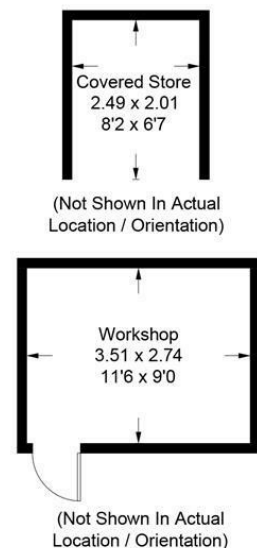
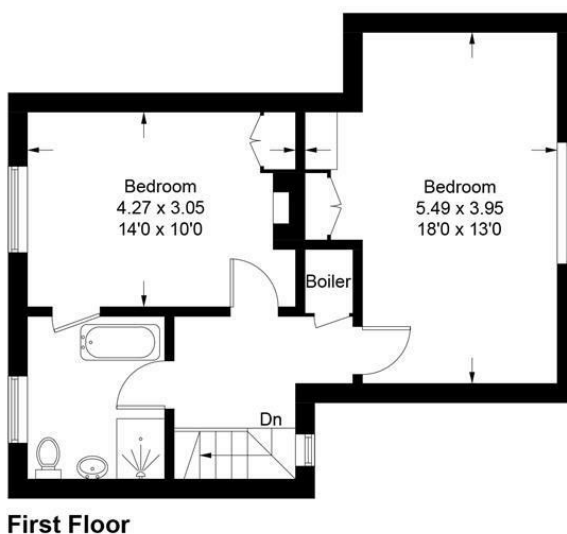
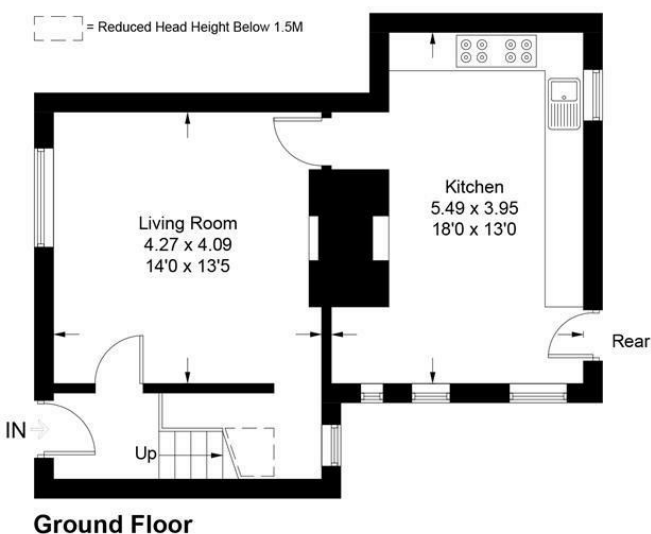


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