



Green End Farm House  
Green End | Pertenhall | Bedford | Bedfordshire | MK44 2AX





# GREEN END FARM HOUSE



*Discover the enchanting beauty of this remarkable Jacobean Farmhouse, a Grade II listed property that masterfully blends historic charm with modern luxury. Set within approximately 1.5 acres of pristine gardens, this stunning home offers a rare opportunity to own a piece of history while enjoying the comfort of contemporary living.*







# KEY FEATURES

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Tastefully renovated by its current owners, this four-bedroom residence is rich with character features, from original fireplaces and a 16th-century plaster frieze to a captivating bread oven. With spacious interiors and the potential for further expansion, this property is a perfect haven for those seeking a unique and versatile living space.

## Ground Floor

As you enter the farmhouse, you are immediately enveloped by its historic ambiance. The ground floor is a celebration of period features, with each room telling a story of its own. The large dining room, cozy lounge, snug/TV room, and a separate study provide ample space for family gatherings and entertaining. Central to the home is the grand hall, a welcoming space with access to both the front and rear of the property. The polished stone floor adds a touch of elegance while serving as a practical space for storing boots after countryside walks. The ground floor seamlessly marries its rich heritage with modern touches, ensuring comfort and warmth throughout.

























### First Floor

Upstairs, the farmhouse continues to impress with its generous and thoughtfully designed living spaces. The master suite is a true retreat, featuring a spacious dressing area and a luxurious ensuite bathroom. Each of the four bedrooms is filled with natural light and offers a peaceful escape from the world. The large attic room, versatile in its use, could serve as a fourth bedroom, a playroom, or even a private study. The modern family bathroom is a sanctuary in itself, complete with a freestanding bath, a large walk-in shower, and dual sinks, offering both functionality and style.





























### Outside

The farmhouse is set within 1.5 acres of beautifully landscaped gardens, bordered by mature trees that provide privacy and a sense of serenity. The extensive grounds offer endless possibilities, whether you wish to create a grand driveway, further develop the garden, or simply enjoy the outdoor space as it is. The property also benefits from three vehicle access points and the potential to extend the driveway, subject to planning permission. The outdoor space perfectly complements the grandeur of the farmhouse, offering a tranquil retreat from the hustle and bustle of everyday life.

### Location

Nestled in an idyllic village near Kimbolton, this farmhouse offers the best of both worlds: a peaceful rural setting with easy access to modern amenities. The village is renowned for its charm and close-knit community, while the proximity to Kimbolton School makes it an ideal location for families. With excellent transport links and the nearby towns offering a range of shops, restaurants, and services, this property is perfectly situated for those seeking a balanced lifestyle of country living with urban convenience.









# INFORMATION

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## Services, Utilities & Property Information

**Mobile Phone Coverage** - '4G and 5G mobile signal is available in the area we advise you to check with your provider'

**Broadband Availability** - 'Superfast Broadband Speed is available in the area'

**Special Note** – There are still some renovation works required as well as scope to further extend the property or convert the garage, subject to planning permission and listed building consent.

**Tenure** - Freehold

**Disclosure:** In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property is a relative of a member of Fine & Country Office.

**Directions** - MK44 2AX

**Local Authority:** Bedford

**Council Tax Band:** G

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01234 607999

## Website

For more information visit F&C Microsite Address

## Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

*Offers over* £900,000





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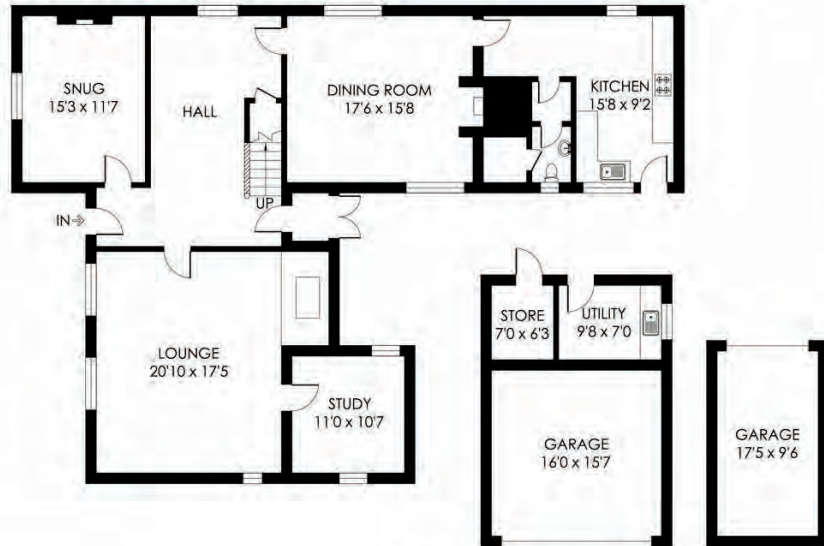


GREEN END FARM HOUSE, GREEN END  
PERTENHALL, BEDFORD, MK44 2AX

Tenure: Freehold  
Council Tax Band: G



= REDUCED HEADROOM BELOW 1.5M/5'0"



GROUND FLOOR

(NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)

OUTBUILDING/GARAGES



FIRST FLOOR

SECOND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA  
 MAIN HOUSE : 3397 SQ FT  
 OUTBUILDING/GARAGES : 538 SQ FT  
 TOTAL AREA : 3935 SQ FT



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 18.09.2024









# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## BEN PERKINS

LUXURY PROPERTY CONSULTANT

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For over a decade, I've thoroughly enjoyed working in the property sector and have a wealth of knowledge in the Bedfordshire and London areas. I strive to maximise sale prices in the desired time frames, whilst keeping the process smooth and stress free. I achieve this by creating positive rapports, based on trust and care, and combined with my attention to detail, I am confident in producing exceptional results. Each house has special characteristics and its own story, so by instructing me, I would offer a world class bespoke marketing service, tailored to your unique property. At Fine & Country, we utilise all the latest technologies including only working with the best photographers and videographers. With access to a network of over 300 F&C locations across the UK and worldwide, this allows me to maximise the exposure of your property, creating strong buyer competition in order to drive the sale price up to its peak. I live in Bedford and have grown up in the Bedfordshire area. When I am not working, I love spending time with my family and dogs, walking at many great locations, my favourite being Rowney Warren Woods.

THE FINE & COUNTRY  
FOUNDATION

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