



Kennedy
&co.

Blackbird Street

Potton

SG19 2LT

Asking Price Of £300,000

Three reception rooms

Two double bedrooms

Ground floor bathroom

Separate W.C

Refitted kitchen and
bathroom

Barn/storeroom

Private and walled
courtyard



A superb opportunity to purchase this two bedroom period cottage close to the busy market square of Potton. This unique home was once a former drinking inn named The Barley Mow.

Briefly this home provides a refitted kitchen and bathroom, three reception rooms, a large barn that could be converted into a garden room, two double bedrooms, downstairs bathroom with separate W.C, and a private walled courtyard garden.

PARTICULARS

Newly fitted Georgian style composite door with frosted panel over leading to:

LOUNGE

13' 10" x 10' 9" (4.22m x 3.28m) Cast iron fire in a

timber surround. Double glazed window to the front. Radiator. Cupboard housing the meters.

STUDY

10' 9" x 9' 6" (3.28m x 2.9m) Double glazed window to the front. Radiator.

DINING ROOM

13' 1" x 12' 4" (3.99m x 3.76m) Stairs rising to the first floor. Two sky lights. Radiator. Up two steps to:

KITCHEN

15' 5" x 9' 7" (max) (4.7m x 2.92m) Range of base and wall mounted units, composite sink, Smeg oven with gas hob, plumbing for washing machine, recessed lighting, Tiled flooring, radiator, Two double glazed windows to the side and rear, door to side passageway

giving access to the front of the property, door to:

LARGE BARN/STORE

11' 2" x 10' 6" (3.4m x 3.2m) Potential to convert to a garden room. Window to the rear and side and door to the courtyard. Power and lighting. Gas boiler serving the household needs.

Door off the dining room to:

INNER HALLWAY

Door to courtyard and store. Door to:

BATHROOM

Panelled bath with shower over, Vanity unit housing the wash hand basin, heated towel rails, Sky light.

SEPARATE W.C

Half timber panelling, double glazed window to the front, radiator, W.C.

LANDING

Double glazed window to the rear. Doors to:

BEDROOM ONE

12' 3" x 10' 9" (3.73m x 3.28m) Double glazed window to the front, Radiator.

BEDROOM TWO

10' 5" x 11' 4" (3.18m x 3.45m) Double glazed window to the front, Radiator, access to the loft space.

EXTERNALLY

Covered side passageway.

Walled and private rear courtyard garden. Tiled flooring with borders and shrubbery.



Master Floorplan Image



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.