



Kennedy & Co.

The Byre, 84 Park Road,
Moggerhanger

MK44 3RN EPC: E

£545,000

- Fantastic & Unique Two Double Bedroom Barn Conversion
- Wealth Of Character & Charm Throughout
- Superb 15ft x 14ft Lounge
- Open Plan 18ft Re-Fitted Modern Kitchen/Diner
- Modern Family Bathroom With Roll Top Bath
- Superb 15ft x 13ft Master Bedroom With Modern En-Suite
- Enclosed 'L' Shaped Rear Garden
- Generous Front Garden Areas & Courtyard



'The Byre' is a hugely impressive, spacious and very unique two double bedroom barn conversion, benefitting from very generous accommodation and a wealth of character and charm throughout, ideally situated in a very quiet picturesque location within the village of Moggerhanger, in a private location set back from the road with just two other properties.

This fantastic home briefly boasts an entrance hall, spacious 15ft x 14ft sitting room, open plan 18ft re-fitted modern kitchen/diner with a wealth of built in appliances, fitted modern family bathroom with roll top bath, double guest bedroom and a generous 15ft x 13ft master bedroom with modern en-suite shower room.

Other benefits include a wealth of character features including exposed timber beams, vaulted ceilings and timber latched doors, plus double glazing throughout and electric radiator central heating system.



Externally this fine property benefits from a fully enclosed 'L' shaped rear garden, mono-block paved front courtyard, two further generous laid to lawn areas and a private parking area shared with just one other property, plus single garage with power, light and water connected.

Early viewings are strongly recommended to appreciate this superb home.

PARTICULARS

Timber entrance door to:

ENTRANCE HALL

Single panel radiator, inset entrance mat, built in storage cupboard, exposed ceiling beams, feature latched communicating doors to:

SITTING ROOM

15' x 14' (4.57m x 4.27m) Double glazed French doors to



front elevation, double panel radiator, feature electric fireplace with wooden surround, superb vaulted ceiling with exposed wall and ceiling beams, open plan design to:

KITCHEN/DINER

18' 5" x 11' 4" (5.61m x 3.45m) Dual aspect room, two double glazed windows to rear elevation, plus further double glazed window to side elevation and double glazed stable door to side elevation, double panel radiator, re-fitted modern kitchen comprising of one and a half bowl stainless steel sink/drainers unit with mixer tap over, granite effect work surfaces, range of fitted base units incorporating built in stainless steel double oven, built in four burner induction hob, built in wine cooler, built in washer/dryer and built in dishwasher with matching doors, space for fridge/freezer, further range of wall mounted units incorporating built in extractor hood, built in breakfast bar, exposed ceiling and wall beams, laminated wood

effect flooring, ideal space for table and chairs.

MASTER BEDROOM

15' 1" x 13' (4.6m x 3.96m) Dual aspect room, two double glazed windows to side elevation plus double glazed window to opposite side elevation, double panel radiator, feature vaulted ceiling with exposed wall and ceiling beams, feature latched door to:

ENSUITE

Double glazed obscure window to side elevation, chrome wall mounted heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled double shower cubicle with fitted shower over, tiled to all elevations, tiled wood effect flooring, sunken spotlighting.

BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m) Double glazed window

to side elevation, single panel radiator, built in storage cupboard, feature vaulted ceiling with exposed ceiling beams.

BATHROOM

Single panel radiator, modern fitted three piece white suite comprising low level W.C, wash hand basin, feature roll top bath with mixer tap and shower attachment over, laminated wood effect flooring, sunken spotlighting, extractor fan.

EXTERNALLY

FRONT

Initial mono-block paved courtyard area with outside lighting and outside tap, generous laid to lawn area with slate shingle borders, further laid to lawn area with mature hedgerow border.

Private parking area for three vehicles shared with just

one other neighbouring property, plus private driveway for one vehicle in front of:

GARAGE

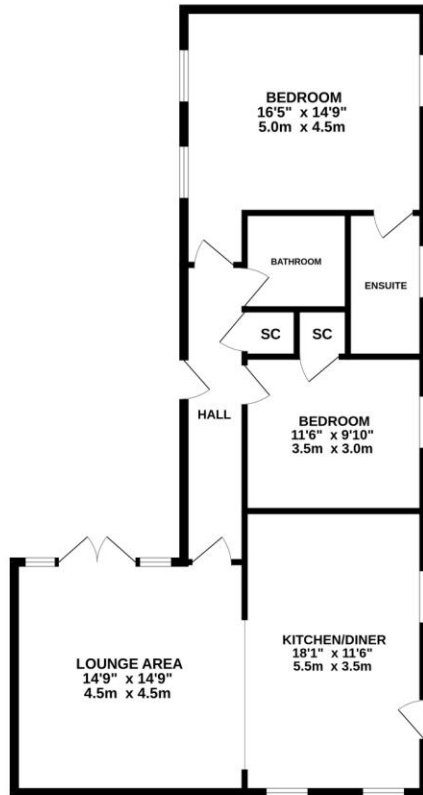
Up and over door, power, light and water connected.

REAR GARDEN

Fully enclosed 'L' shaped rear garden, mainly laid to artificial lawn with tree and shrub borders, excellent raised timber pergola seating area, outside tap, outside power points, timber shed, gated access to front.



GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

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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.