



Set within the highly regarded village of Eaton Bray, this beautifully presented character cottage combines period detail with stylish modern finishes, offering four bedrooms, three reception spaces, a private walled garden, driveway parking and a versatile detached garage/outbuilding.

The Home

Occupying a charming position along Northall Road in the well-regarded Bedfordshire village of Eaton Bray, Park Farm Cottages is a beautifully presented character home offering a carefully balanced blend of period charm, stylish modern finishes and practical family living.

Extending to approximately 1,497 sq ft in total, including the outbuilding, the property offers a generous and versatile layout arranged over two floors. The accommodation has been thoughtfully improved and presented with a warm, refined style throughout, with character features including fireplaces, exposed brickwork, bespoke fitted storage, traditional radiators and quality flooring.

The property is approached via a gravelled frontage, providing off-road parking with wiring already in place for an EV charger. A composite front door opens into the entrance hall, where Karndean parquet wood-effect flooring sets an elegant tone and gives access to the principal ground floor rooms, with stairs rising to the first floor.

The sitting room is a beautifully styled and welcoming space, positioned to the front of the home and centred around a feature fireplace with cast iron surround, decorative tiled detailing and a tiled hearth. Bespoke fitted cupboards and shelving sit neatly within the chimney recesses, while picture rail detail, a Victorian-style radiator and Karndean parquet wood-effect flooring add to the room's period character.

The dining room provides a second characterful reception space and enjoys a lovely sense of connection between the kitchen and family room. It features solid wood flooring, a rear-facing window, a Victorian-style radiator and a feature fireplace with exposed brick surround. Bespoke fitted cupboards and shelving have again been incorporated into the chimney recesses, creating both charm and useful storage, while an understairs cupboard adds further practicality.

To the rear, the family room is a superb everyday living space and one of the home's most practical additions. Generous in proportion and beautifully finished, it features engineered hardwood flooring, a bespoke fitted media wall with storage, shelving and display lighting, together with a Victorian-style vertical radiator. French doors open directly onto the walled garden, allowing the room to connect naturally with the outside space and making it ideal for family life, entertaining or relaxed evenings at home.

The kitchen has been tastefully fitted with a range of wall, drawer and base-level units, complemented by hardwood work surfaces and patterned tiled splashbacks. There is space for a range-style gas cooker with extractor over, an integrated fridge and freezer, a pull-out larder cupboard, space and plumbing for a washing machine and a one-and-a-half drainer sink unit.

A vaulted section of ceiling with a feature skylight draws natural light into the room, while double-glazed windows to the side aspects and a side door add to the bright, practical feel. Tiled flooring, part-tiled walls, inset spotlights and pendant lighting complete the space, giving the kitchen a stylish cottage feel while remaining highly functional for day-to-day use.

First Floor

The first floor continues the home's refined presentation, with a spacious landing providing access to all bedroom accommodation. Wall panelling to dado height, wall light points, inset ceiling spotlights, natural timber doors, fitted carpet, loft access and a storage cupboard all contribute to the sense of quality and finish.

The principal bedroom is positioned to the front of the property and is a particularly attractive double room. It features a front-facing double-glazed window, exposed brick feature wall, cast iron fire surround, Victorian-style radiator and fitted carpet. Bespoke built-in wardrobes and an additional storage cupboard provide excellent storage, while the room retains a calm and characterful feel.

Bedroom two is also a well-proportioned double room, positioned to the front of the home. Currently arranged as a child's bedroom, it offers good flexibility as a double bedroom, guest room or additional family bedroom, with fitted carpet and a bright front-facing window.

Bedroom three is positioned to the rear/side of the first floor and is currently arranged as a nursery. This charming room includes a feature cast iron fireplace, fitted storage and open shelving, making it well suited as a child's bedroom, nursery or guest room.

Bedroom four is currently used as a dedicated home office, providing an ideal work-from-home space. It would also lend itself well to use as a nursery, dressing room or compact fourth bedroom, depending on requirements, and includes a cupboard housing the wall-mounted combi boiler.

The family bathroom has been beautifully refitted and is one of the standout internal features of the home. Designed with a high-quality finish, it comprises a WC, wash hand basin set into a vanity unit and a freestanding bath with brushed brass fittings. A feature tiled wall in soft green tones sits behind the bath, complete with a recessed illuminated shelf, while complementary neutral tiling, inset spotlights, wall light points, an extractor, side-facing double-glazed window and traditional-style radiator/towel rail complete the room.

Garden & Grounds

One of the most appealing features of 2 Park Farm Cottages is its private walled garden, which provides a wonderful sense of enclosure, maturity and character. The garden is laid mainly to lawn and framed by established shrubs, bushes, flowers and trees, creating a setting that feels both private and inviting.

A gravelled seating area provides an attractive space for outdoor dining and summer entertaining, while additional planted areas offer scope for kitchen gardening or quieter seating corners. The curved brick walling gives the garden real personality and helps create a sheltered, intimate feel, while the lawn offers practical space for family use.

The garden is accessed directly from the family room and also benefits from gated access to the driveway and garage area, giving the outside space an excellent balance of privacy and practicality.

The detached garage/outbuilding is a valuable addition to the home and offers far more than simple storage. With double doors to the front, lighting, power points and a pitched roof, the building has been

partly converted to provide storage space to the front and a versatile room to the rear.

Previously used as a study, this space would also lend itself well to a hobby room, home gym, studio or further work-from-home area, subject to any necessary consents. Its position beside the garden gives it excellent flexibility and adds another useful dimension to the property.

Village Setting

Eaton Bray is a highly regarded Bedfordshire village, set close to open countryside and positioned near the Bedfordshire, Buckinghamshire and Hertfordshire borders. The village has a traditional community feel, with local amenities, schooling, countryside walks and access to surrounding villages and market towns.

Nearby Dunstable, Leighton Buzzard and Tring provide a wider range of shops, services and transport links, while the surrounding countryside offers attractive walking routes and open green space. The location is well placed for road connections towards the A5, M1 and wider commuter routes, with rail services available from Leighton Buzzard and Tring into London.

Why You'll Love This Home

Park Farm Cottages is a home with genuine warmth, style and personality. It offers the character buyers hope for in a village cottage, but with the space, finish and flexibility needed for modern family life.

From the fireplaces, bespoke joinery and beautifully refitted bathroom to the family room opening onto the walled garden, driveway parking, EV charger wiring and versatile detached garage/outbuilding, this is a home that feels both charming and highly practical.

It is a beautifully balanced village home, offering character, space and everyday usability in equal measure.

Viewing

All viewings are strictly by appointment through Bradshaws.

Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Approximate Gross Internal Area
 Ground Floor = 65.7 sq m / 707 sq ft
 First Floor = 56.0 sq m / 603 sq ft
 Outbuilding = 17.4 sq m / 187 sq ft
 Total = 139.1 sq m / 1,497 sq ft

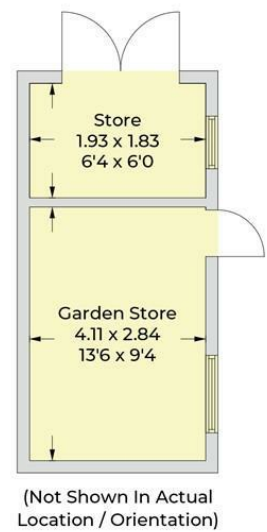
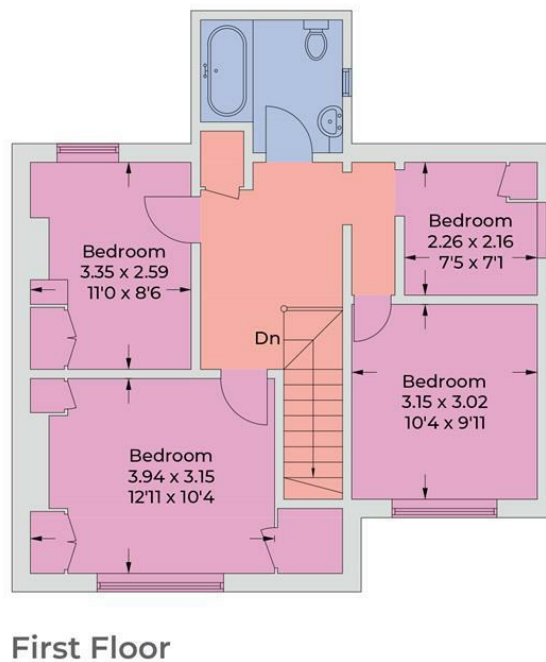
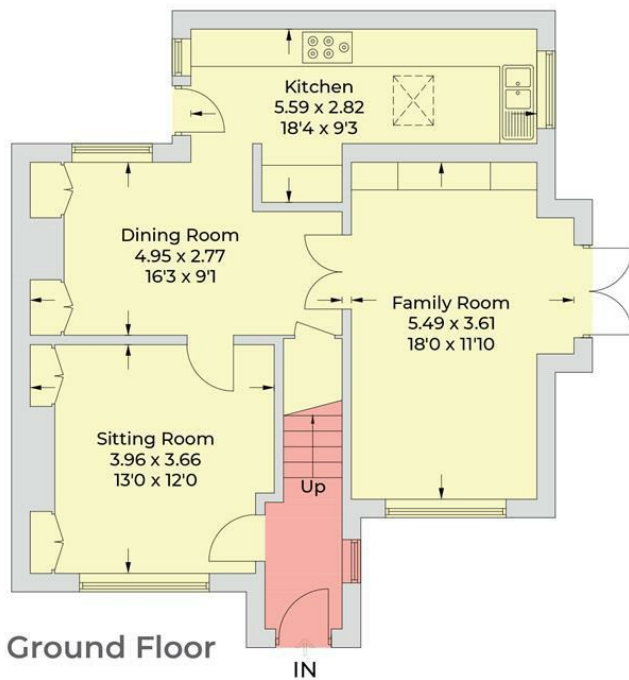


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Council Tax Band: D
 EPC Rating: C