



# BEASLEY & PARTNERS

Wilstead Hill, Haynes, MK45 3RD

Price: £1,250,000





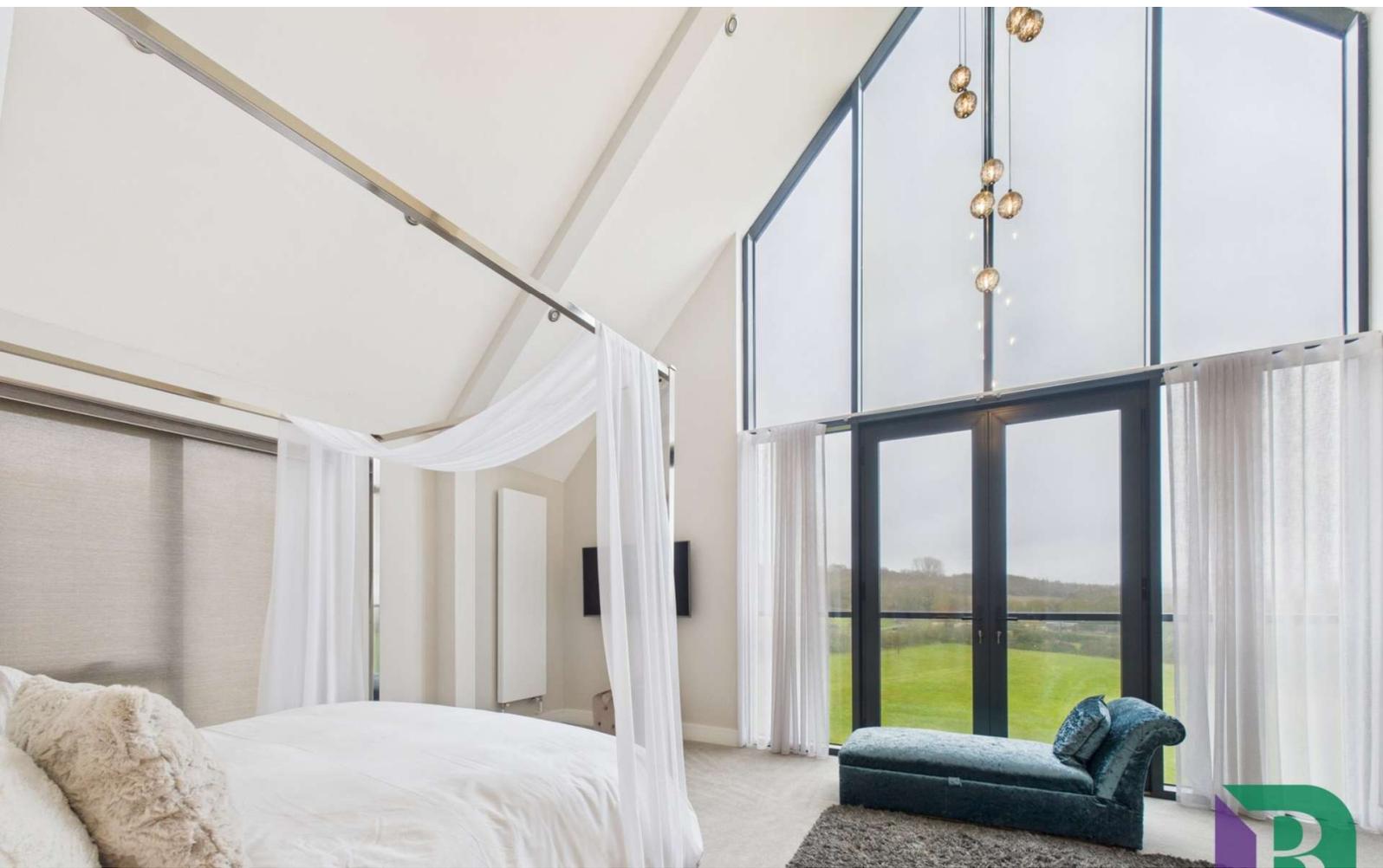


Located in the desirable rural setting of West Park Farm on Wilstead Hill, this property enjoys a peaceful and rural atmosphere on the outskirts of the popular semi-rural village of Haynes, Bedfordshire. The area is characterised by a mix of detached homes, barn conversions and agricultural surroundings, offering a tranquil lifestyle while still being within easy reach of local amenities in nearby villages and market towns.

Excellent road links connect to Bedford and surrounding centres, with rail services accessible from nearby stations. The setting combines open countryside charm with convenient access to everyday services.

The property is entered via a welcoming reception hallway which immediately sets the tone, with generous proportions and a sense of light and flow that continues throughout the ground floor. At the heart of the home lies a spectacular open-plan kitchen, dining and living space, designed both for everyday living and entertaining on a grand scale. This impressive room benefits from two sets of bi-fold doors, seamlessly connecting the interior with the outside and framing uninterrupted countryside views, allowing natural light to flood the space. The kitchen itself is finished to a high specification, with sleek cabinetry, premium integrated appliances and a contemporary island forming a natural focal point.

Complementing the main living area is a separate living room, ideal as a more intimate retreat or formal sitting room. Practicality is well considered, with a laundry room, ground floor WC, and ample storage discreetly positioned off the hallway.



To the first floor, a spacious landing provides access to the bedroom accommodation. The principal bedroom suite is a true showpiece, featuring a stunning vaulted ceiling and a dramatic full-height, floor-to-ceiling window that captures the surrounding landscape. The suite is completed by a luxurious en-suite bathroom, creating a private sanctuary within the home.

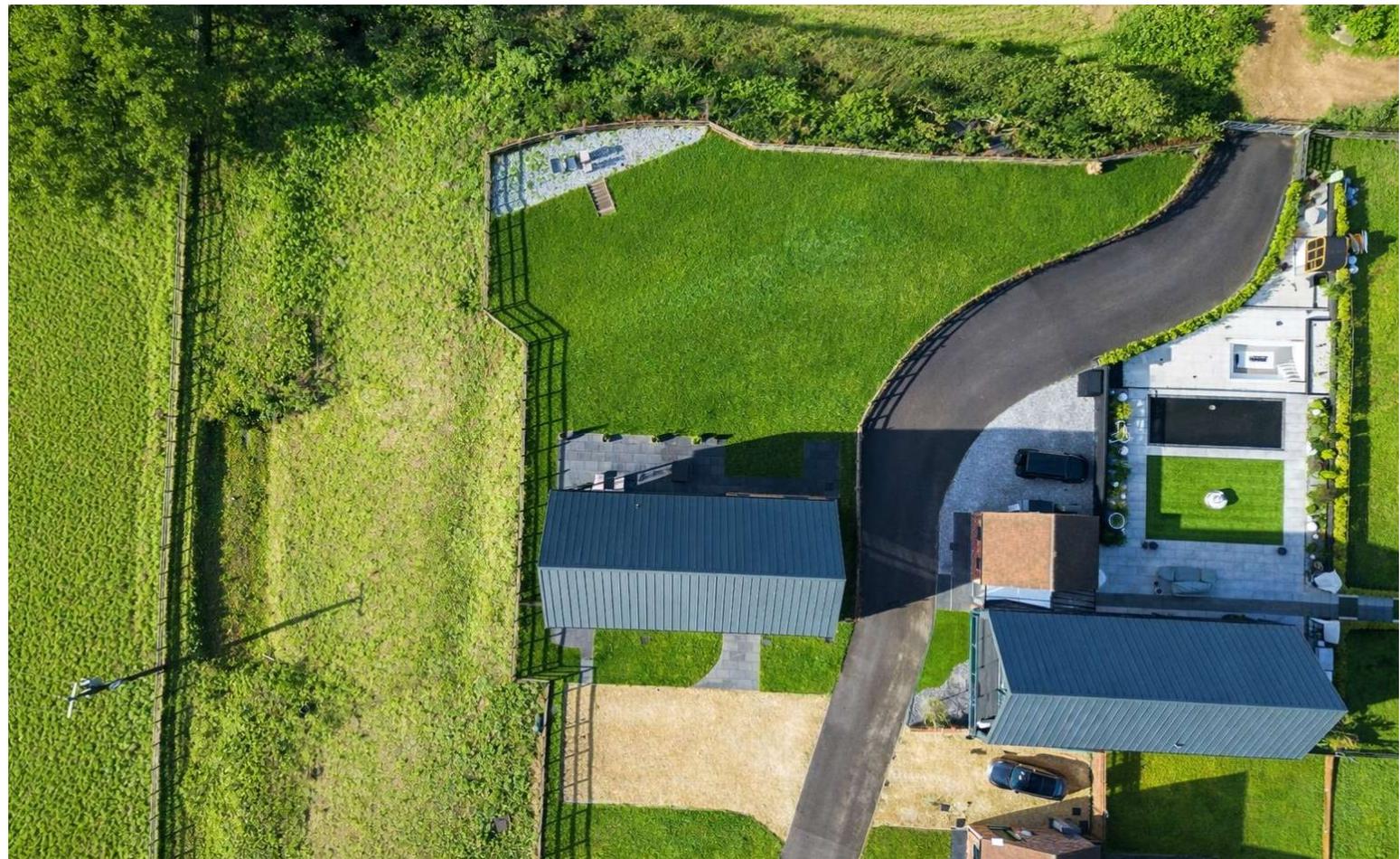
The remaining bedrooms are all generously proportioned, thoughtfully arranged to offer flexibility for family living, guests, or home working. Multiple well-appointed bathrooms and en-suites serve these rooms, all finished with the same attention to detail and quality materials found throughout the property.

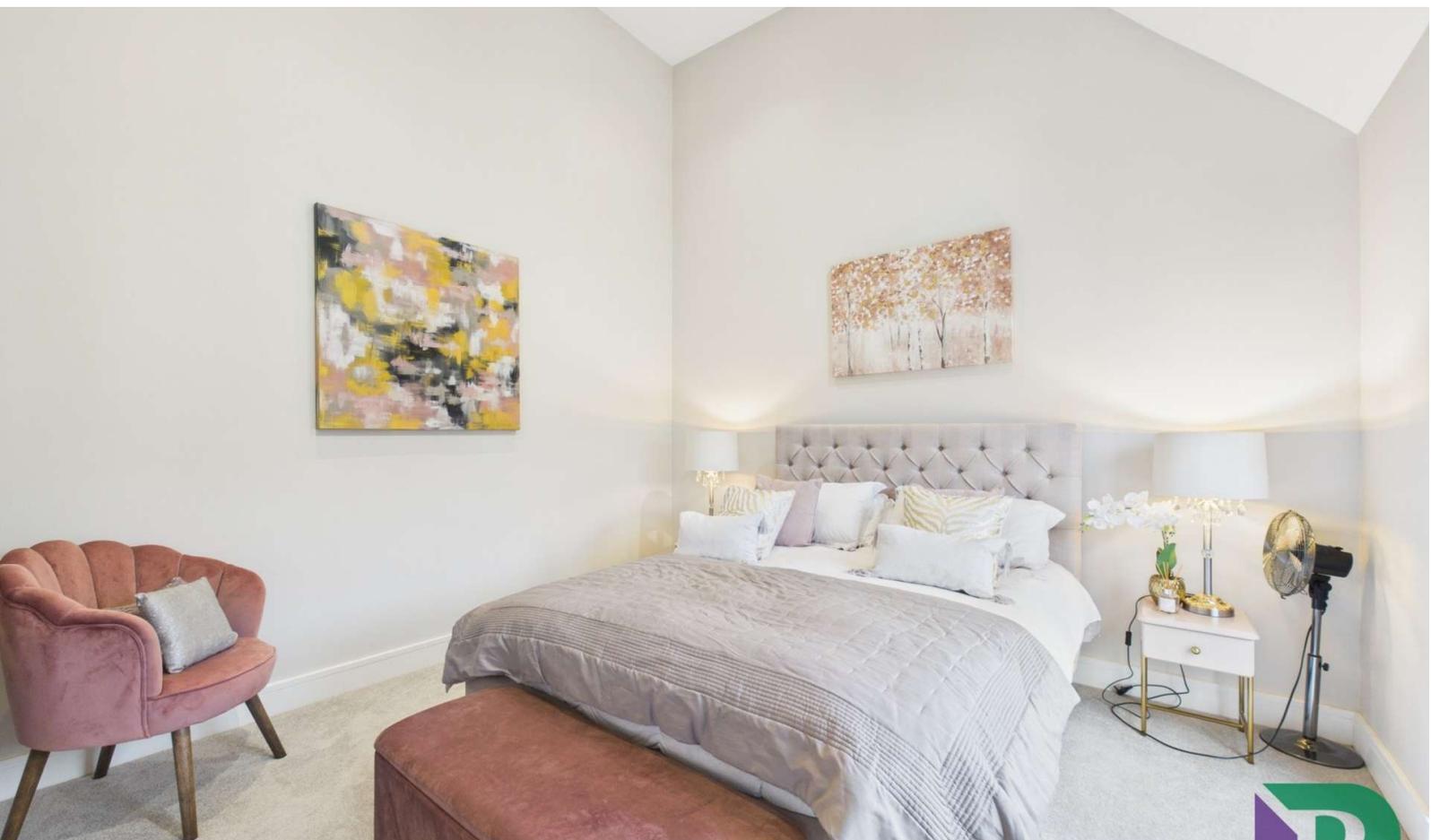
Externally, the home enjoys the privacy and security of its gated setting, while the rural surroundings provide a sense of tranquillity rarely matched, yet without compromising accessibility.

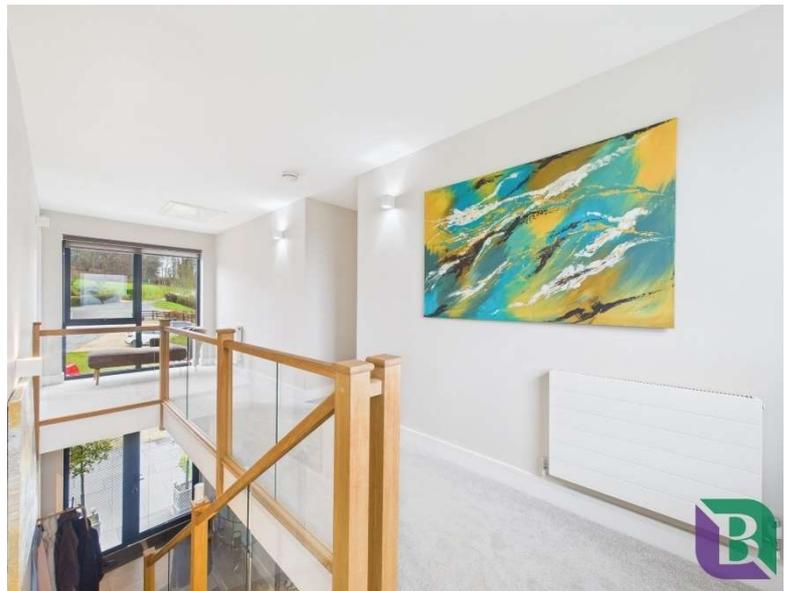
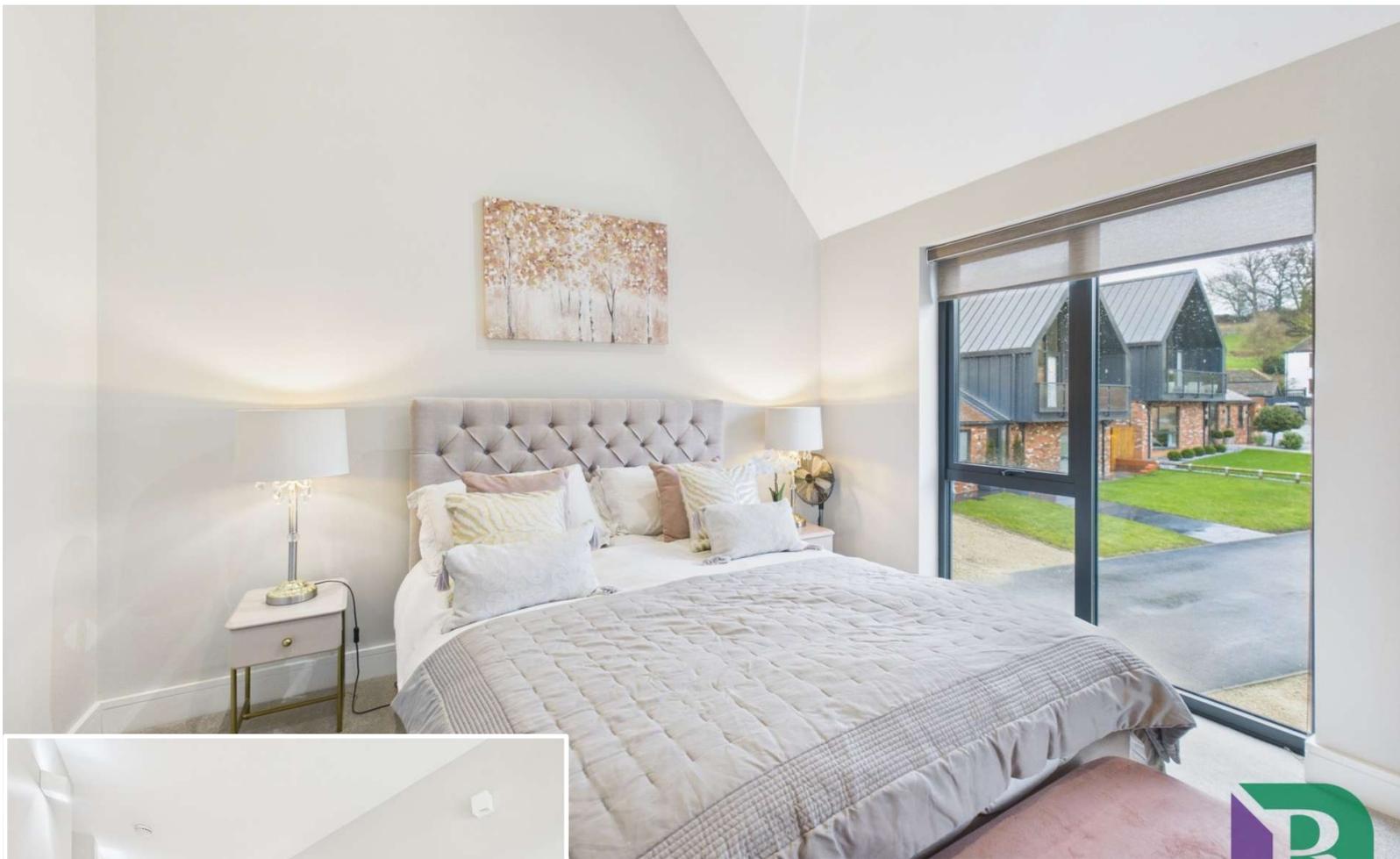
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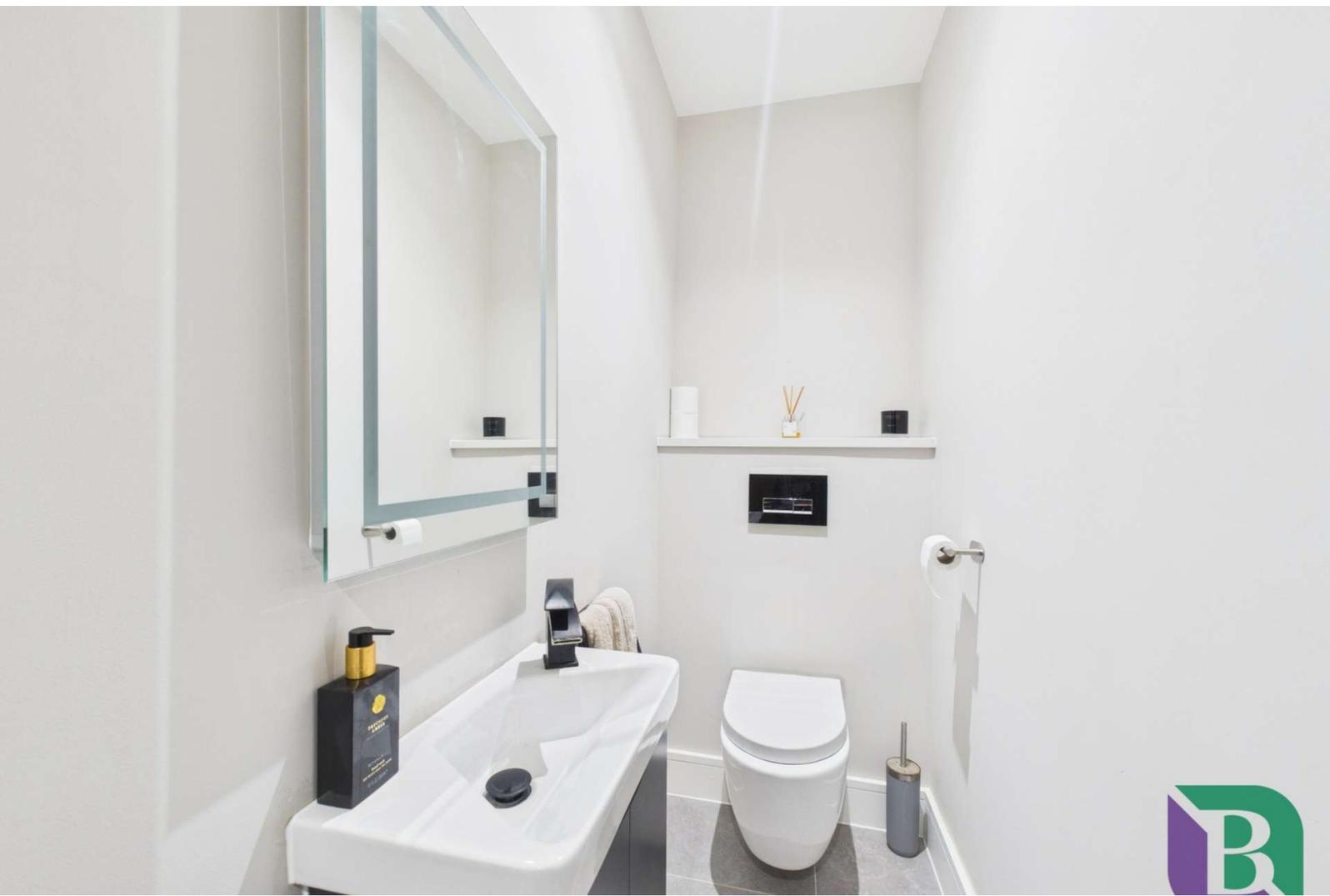
Excellent road links connect to Bedford and surrounding centres, with rail services accessible from nearby stations. The setting combines open countryside charm with convenient access to everyday services.



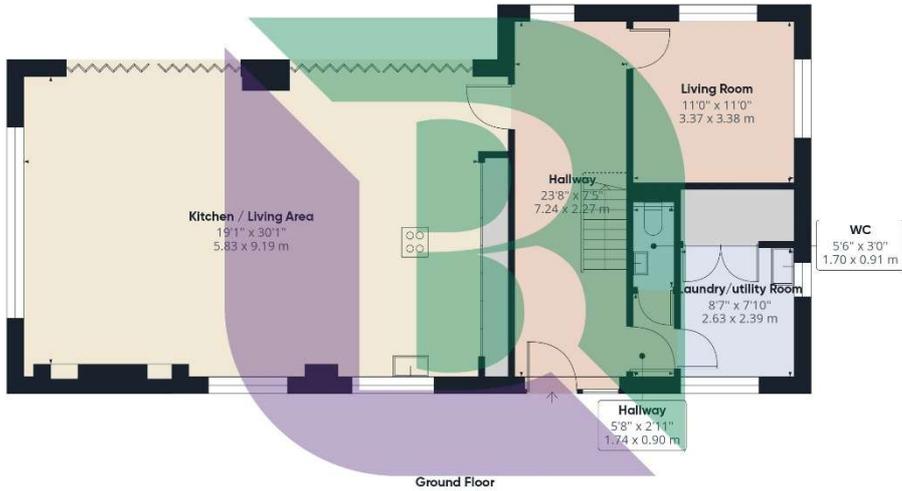






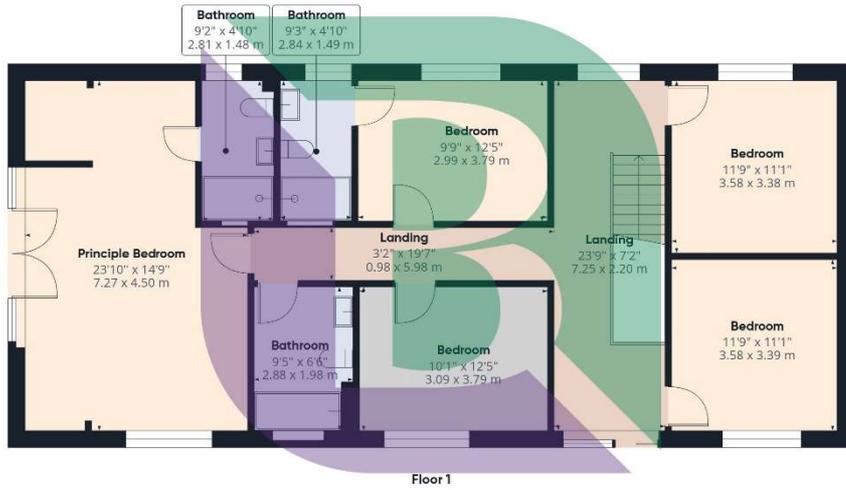






**Approximate total area<sup>(1)</sup>**  
 2282 ft<sup>2</sup>  
 212.1 m<sup>2</sup>

**Reduced headroom**  
 18 ft<sup>2</sup>  
 1.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	81	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

