

Cranfield Road

, Moulsoe, MK16 0HB

FINE & COUNTRY

Bretigny Cottage Cranfield Road

Moulsoe MK16 0HB

The former village post office, this Grade II listed detached property WITH TIMBER CLAD ANNEX has origins in the 16th century with later additions. The property is predominantly timber framed under a tile and thatch roof and stands on a generous plot of land. Within the curtilage of the property and detached from the main building is the generously proportioned annexe which could perhaps house a relative or be used as a source of income either as a permanent let or an Air B & B opportunity. The current owners have involved the latter option and income figures are available on request.

The accommodation comprises: Sitting room with inglenook fireplace, Family room with inglenook fireplace, Dining room with a feature brick fireplace, Kitchen/breakfast room, Playroom, Utility room and four piece bathroom. On the first floor there are four bedrooms, a shower room and a Study Externally there is a one bedroom self contained annexe and a double carport with additional parking available on the gravel driveway. The gardens are generously proportioned, predominantly laid to lawn with various useful outbuildings. Central heating is by oil fired radiator and there is mains water and electricity. The property is in council tax band "G".

Property Walk Through

Bretigny Cottage exudes character and charm throughout having retained many features from its origins in the 16th Century. The abundance of notable features retained include inglenook fireplaces, exposed wall timbers and ceiling beams. The dining room is quite amazing with its high vaulted ceiling exposing its many roof trusses and vertical timbers within the walls. The kitchen/breakfast room also has a vaulted ceiling with exposed woodwork. The kitchen furniture is in oak with a deep butler sink and there is space for a range style cooker housed within the remnants of a former fireplace. The sitting room and family room lie adjacent to each other both containing magnificent inglenook fireplaces, one having a wood burning stove. The playroom has underfloor heating and a utility room and four piece bathroom complete the ground floor accommodation.

On the first floor there are four bedrooms gaining access from two separate staircases. Built in wardrobes feature in two of the bedrooms. A shower room is also in situ. A study or storage room is located on the second floor.




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External description
A gravel drive affording parking for several vehicles leads to a double car port under a tiled pitched roof which has been constructed in sympathy with the rooflines of the cottage. A secure storage barn forms part of the car port structure with power supplied and an independent access door. The wrap around gardens extend in depth at the rear to some 120ft and offer a very large expanse of flat lawn with various mature trees and thick hedging to the boundaries. Within this peaceful south facing garden are a greenhouse, dining pagoda, timber shed and an extensive area of patio in random width paviours.

The annexe is self contained and has a spiral staircase to a mezzanine floor providing the bedroom. There is a shower room sitting room and kitchen on the ground floor. All in all ideal accommodation for the varying purposes it may serve.

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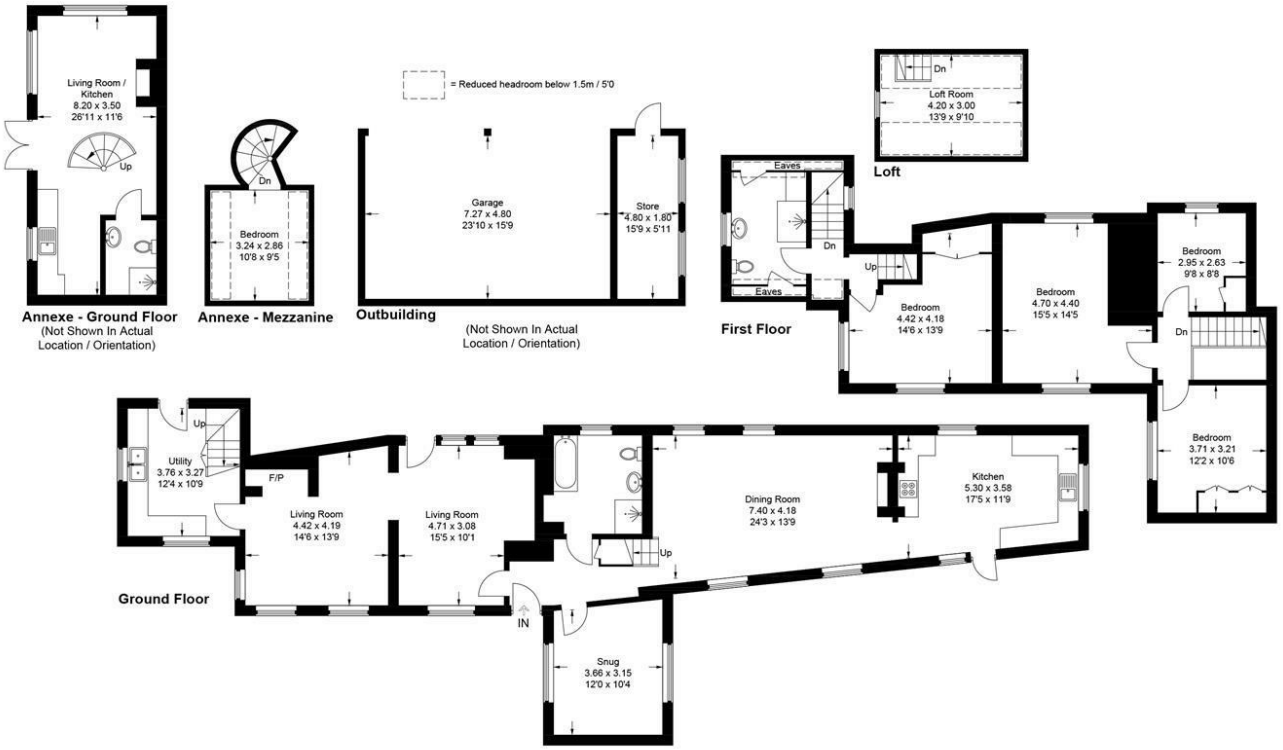








Approximate Gross Internal Area
Ground Floor = 127.7 sq m / 1374 sq ft
First Floor = 78.1 sq m / 841 sq ft
Loft = 12.6 sq m / 136 sq ft
Annexe = 40.4 sq m / 435 sq ft
(Including Mezzanine)
Outbuilding = 44.2 sq m / 476 sq ft
Total = 303.0 sq m / 3262 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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