



Woodhall Farm

Campton Road, Meppershall, Bedfordshire, SG17 5PB

Gavin Mills
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Woodhall Farm

Guide Price £1,750,000

A four double-bedroom, country residence, set within approximately 13 acres of gardens, grounds and paddocks.

Accessed via an 800-meter drive, Woodhall Farm is positioned in a truly idyllic setting with far-reaching countryside views from every aspect.

Listed Grade II and steeped in history, this charming 16th-century farmhouse has accommodation in excess of 3200 sq.ft. along with an array of barns and outbuildings, providing a wealth of future opportunities for conversion/repurpose.

Ground Floor Accommodation

The spacious entrance hall has a beautiful carved staircase and access to the rear hall and WC. The sitting room has an original stone fireplace and wonderful views, from the bay window, over the tree-lined duck pond.

Both the dining and family rooms have feature fireplaces and access to the front and side gardens. There is a kitchen/breakfast room, a separate utility room, and a large study, currently utilised as a ground-floor bedroom.

First Floor Accommodation

The principal bedroom is dual aspect and has built-in wardrobes. Adjacent to the principal bedroom is a nursery, previously a bathroom; there is an opportunity to create an ensuite if required. There are three further double bedrooms and a large family bathroom.

Outbuildings

As you approach Woodhall Farm, available by separate negotiation is a large, detached barn, positioned on the right-hand side of the driveway, which has planning permission granted for conversion to create a three-bedroom / three-bathroom home with a large garden. Central Bedfordshire planning reference CB/24/00203/FULL.

In addition, there are a variety of timber-framed barns, stables and workshops.

Grounds

In addition to the gardens and the duck pond, Woodhall Farm has an orchard and a tennis court, which are bordered by paddocks, along with a substantial parking area for multiple vehicles.



Call Gavin Mills to arrange a viewing on **07971 807 341**

Woodhall Farm
 Approximate Gross Internal Area
 5613 sq ft - 540 sq m
 (Excluding Garage/Boiler Room/Barn 2/Barn 4/ Stable)



Not to Scale. Produced by The Plan Portal 2026
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