



Kennedy
&co.

Bull Street, Potton

Potton

SG19 2NR

Offers In Excess Of £525,000

Impressive 1886 Victorian
Character Property

Beautiful Original Features
Throughout

Four Double Bedrooms

Downstairs Cloakroom, Shower
Room & En-Suite

Spacious Open Plan
Kitchen/Diner

Lounge & Snug/Dining
Room

Close Town Centre

Re-landscaped Garden



Full of character and offering an impressive amount of space, this four double bedroom Victorian home built in 1886 beautifully combines original period features with modern improvements. All within a superb position just moments from the town centre.

The property retains a wealth of original features including the Victorian tiled hallway, the original front door with stained glass windows above, Victorian tiled flooring to the hallway and sash windows, which have recently been repainted and resealed. These sit alongside more modern additions such as underfloor heating, smart lighting and recently installed bi-fold doors.

A real highlight of the property is the spacious kitchen/dining room. Designed to be a sociable space, fantastic for everyday family living. Featuring tongue and groove oak flooring and two-zone underfloor heating. Recently fitted bi-fold doors (still under warranty) open the room directly onto the rear garden, making this a great setting for entertaining.



There are also two separate reception rooms, both with feature fireplaces. These are currently arranged as a lounge and home office, with the lounge featuring a regularly serviced wood burning stove. A utility room and downstairs WC complete the ground floor.

The first floor provides four well proportioned double bedrooms, including a master bedroom with its own en-suite. Both the en-suite and family bathroom benefit from underfloor heating, while smart bulbs have been fitted in a number of rooms throughout the home.

Outside, the landscaped rear garden provides an attractive entertaining space, with a decked area ideal for outdoor dining. The garden is walled on two sides with rear and side access. Completing the property is a fully insulated timber barn, finished in waney edge wood. This space offers potential for use as a garage, workshop, home office or additional storage.

ENTRANCE HALL

Original stain glass front door with semi circle feature glass, original tiled flooring, radiator with cover, stairs rising to the first floor, under stairs storage cupboard, feature glass through to the kitchen/diner.



SNUG/DINING ROOM

12' x 10' 4" (3.66m x 3.15m) Original sash window to the front with fitted shutters, open fire with brick surround and brick hearth, picture rails, radiator.

LOUNGE

12' 2" x 10' 5" (3.71m x 3.18m) Original sash window to the front and side with fitted shutters, cast iron radiator, picture rails, cast iron multi-fuel burner with brick surround, tiled hearth and timber mantle.

KITCHEN/DINER

24'7" x 17'7" narrowing to 11'6" Range of fitted shaker style eye and base level units with solid oak worktops, plinth spotlighting, recessed shelving, large, useable centre island with built in units under, built in five ring gas hob with stainless steel extractor over, two built in ovens, integrated dishwasher and fridge, sunken sink with mixer flexi hose and drainer, feature brick wall with feature window through to entrance hall, sunken spotlighting with smart bulbs, recently installed Upvc double glazed bi-fold doors to the rear, tongue and groove oak flooring, two zoned underfloor heating. Door to:

OUTER HALLWAY

Quarry tiled flooring, airing cupboard housing hot water tank, double glazed door to the side. Door to:

CLOAKROOM

Low level WC, wash hand basin, extractor fan, checkerboard flooring.

UTILITY ROOM

10' 7" x 6' 9" (3.23m x 2.06m) Fitted eye and base level units, stainless steel sink and drainer with tiled splash back, plumbing for washing machine and tumble dryer, space for fridge freezer, window to the rear, radiator, built in storage cupboard housing the Worchester gas fired boiler.

FIRST FLOOR

LANDING

Original pine floorboards, radiator, door to:

BEDROOM ONE

14' 4" x 12' 1" (4.37m x 3.68m) Original sash window to front, radiator, original pine floorboards, coving the ceiling,

EN-SUITE

Modern Victorian style three piece suite comprising of a fully tiled large walk in shower, wash hand basin with tiled splash back, high level WC, extractor fan, built in recessed shelving, limestone flooring with under floor heating, sunken spotlighting with smart bulb sensors.

BEDROOM TWO

13' 2" x 12' (4.01m x 3.66m) Two original sash windows to the front, access to loft, radiator.

BEDROOM THREE

13' x 11' 6" (3.96m x 3.51m) Upvc double glazed sash window to the rear, radiator.

BEDROOM FOUR

12' 5" x 7' 8" (3.78m x 2.34m) Upvc double glazed window to the rear, access to loft, radiator.

SHOWER ROOM

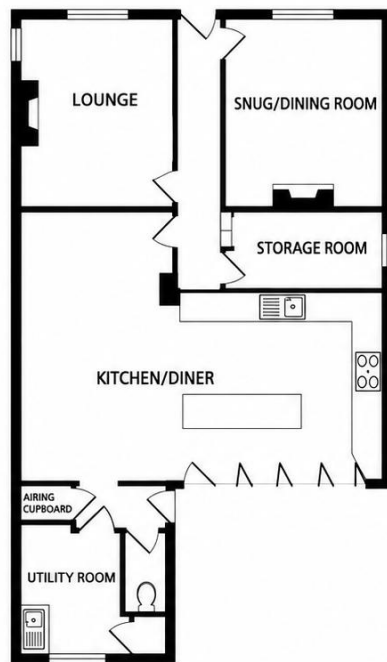
Modern three piece suite comprising of a double walk in shower with black slate splash back, rainfall shower over with four wall mounted multi jets, wash hand basin with vanity unit and tiled splash back, low level WC, storage cupboard, recessed shelving, Upvc double glazed velux window, limestone flooring with under floor heating, sunken spotlighting, smart bulbs.

EXTERNALLY

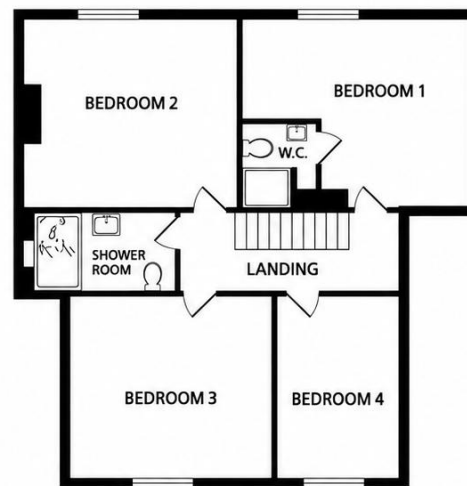
Rear Garden - Walled Large block paved patio area, step up to decked seating area to the right and shingle stoned area to the left onto lawned area with side access to barn, rear paved BBQ area to gated rear access, outside electric sockets, light and tap.

Barn - 18'9" x 9' - Waney edge wood work shop/garage/home office/storage, fully insulated, electric sockets, light, uPVC double glazed window to the side, garage doors to the front, side double glazed door.





GROUND FLOOR



1ST FLOOR

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

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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 are 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