



Mill Lane
Clophill Bedford MK45 4BX

for sale offers in excess of
£750,000



Property Description

Nestled in the sought-after village of Clophill, this exceptional detached family home beautifully blends historic charm with modern-day living. Dating back in part to the 1700s, the property showcases a wealth of original character features alongside thoughtfully updated spaces, creating a home of both warmth and versatility.

The first floor offers three well-proportioned bedrooms, all filled with natural light, served by a stylish and practical family bathroom. To the ground floor, the home welcomes you via a contemporary entrance porch, setting the tone for the seamless fusion of old and new. The main living room is a true focal point, boasting striking exposed beams and a feature log burner set within an exposed brick surround-perfect for cosy evenings.

The kitchen/diner provides an excellent space for both everyday living and entertaining, complemented by a separate utility room for added convenience. A conservatory to the rear of the property invites an abundance of natural light and offers a peaceful outlook onto the garden, while a downstairs cloakroom completes the principal living spaces.

In addition to this, the property boasts two further substantial rooms currently utilised as two home offices which is ideal for remote working or adaptable as additional bedrooms, studio, dining rooms or playrooms.

Clophill is a highly regarded Bedfordshire village, with amenities including, a pub, post office, school, village hall, restaurant and park.

Entrance / Hallway

Opaque double glazed door to front aspect. Opaque double glazed windows to side aspect. Tiled flooring.

Cloakroom

Opaque glazed window, low level wc, hand wash basin, shower cubicle, extractor fan.

Kitchen / Diner

Exposed brickwork. Wall to base fitted units (some soft close). Sleek work top surfaces, butler sink. Tiled backsplash. integrated dishwasher, space for Range cooker. Integrated combination cooker/microwave. Integrated fridge. Double glazed door (frosted) to side aspect for front garden. Extractor fan. Spotlights to ceiling. Double glazed window to front aspect. Double glazed window to rear aspect. Double glazed door to rear aspect and rear garden. Boiler. Space for dining furniture.

Utility Room

Wall to base fitted units work surface, space for white goods, pitched ceiling with spotlights. Double glazed window to rear aspect.

Living Room

Working log burner with brick fireplace surround. Two radiators. Exposed brickwork. Wooden beams. Single pane window to rear aspect into conservatory.

Conservatory

Two Double glazed windows to rear aspect. Two radiators. Double glazed door to rear aspect to rear garden. Three Double glazed Velux windows in ceiling with blinds which are remotely controlled opening and blinds. Windows have automatic rain closure.

Annex/Bedroom 4

Ground floor space currently used as an office. Can be used as a fourth bedroom. Spotlights. Double glazed window to side aspect to rear garden. Double glazed door to side aspect to rear garden. Spiral wooden and metal staircase to first floor office directly above.

Upstairs Office/5th Bedroom

Access via spiral staircase from downstairs office/4th bedroom. Spotlights. Two double glazed windows to side aspect. Two double glazed Velux windows to ceiling.

First Floor

Landing

Exposed brickwork. Loft access. under eaves cupboard.

Bedroom 1

full range of cottage style fitted wardrobes, dressing table and bedside cabinets. Loft access. Two Double glazed windows to rear aspect. Radiator.

Bedroom 2

Double glazed window to front aspect. Double glazed window to rear aspect. Built in wardrobes.

Bedroom 3

Radiator. Double glazed window to rear aspect.

Bathroom

Bath with shower attachment. Spotlights to ceiling. low level wc. hand wash basin. Heated towel radiator. automatic ceiling fan and large mirror fronted storage cupboard as

well as a fitted bathroom cabinet. Frosted Double glazed window to rear aspect.

Loft Space

Access via bedroom 1 and access via first floor landing- both hatches give limited access due to the structure of the cottage.

Outside

Front Garden

The front of the property provides ample off-road parking for three or more vehicles, alongside useful log storage and gated side access to the rear. mature trees and shrubs. Electric access. Water access. Patio area. Side access to rear garden.

Rear Garden

The garden is perfectly designed for both relaxation and entertaining, with access directly from the kitchen, conservatory, and the ground-floor office rooms. Patio area, lawn area mature plants trees and shrubs, flower bed borders. Wooden shed. Access from the front via a wooden side gate access. Water access.

Agents Note:

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"





Total floor area 177.8 m² (1,914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
 BEDFORD MK45 1QY

EPC Rating: D Council Tax
 Band: E

view this property online connells.co.uk/Property/FLI305839

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FLI305839 - 0012