



High Street, Tingrith, Bedfordshire, MK17 9EN

Price: £425,000 Freehold



Nestled within the tranquil and picturesque village of Tingrith, this enchanting 17th-century two bedroom cottage offers an abundance of charm and period character. Rich in original features, including exposed timber beams, exposed brick work, and flooring. This beautifully preserved home captures the essence of rustic countryside living. An ideal retreat for those seeking peace, heritage, and a timeless rural setting.



High Street

Tingrith, MK17 9EN



Tingrith is a quaint and small village surrounded by farmland with fields of crops and sheep. The central part of the village is a designated conservation area with a church dating back to the 13th century. There is convenient access to nearby transport/road links and amenities and also the M1 motorway.

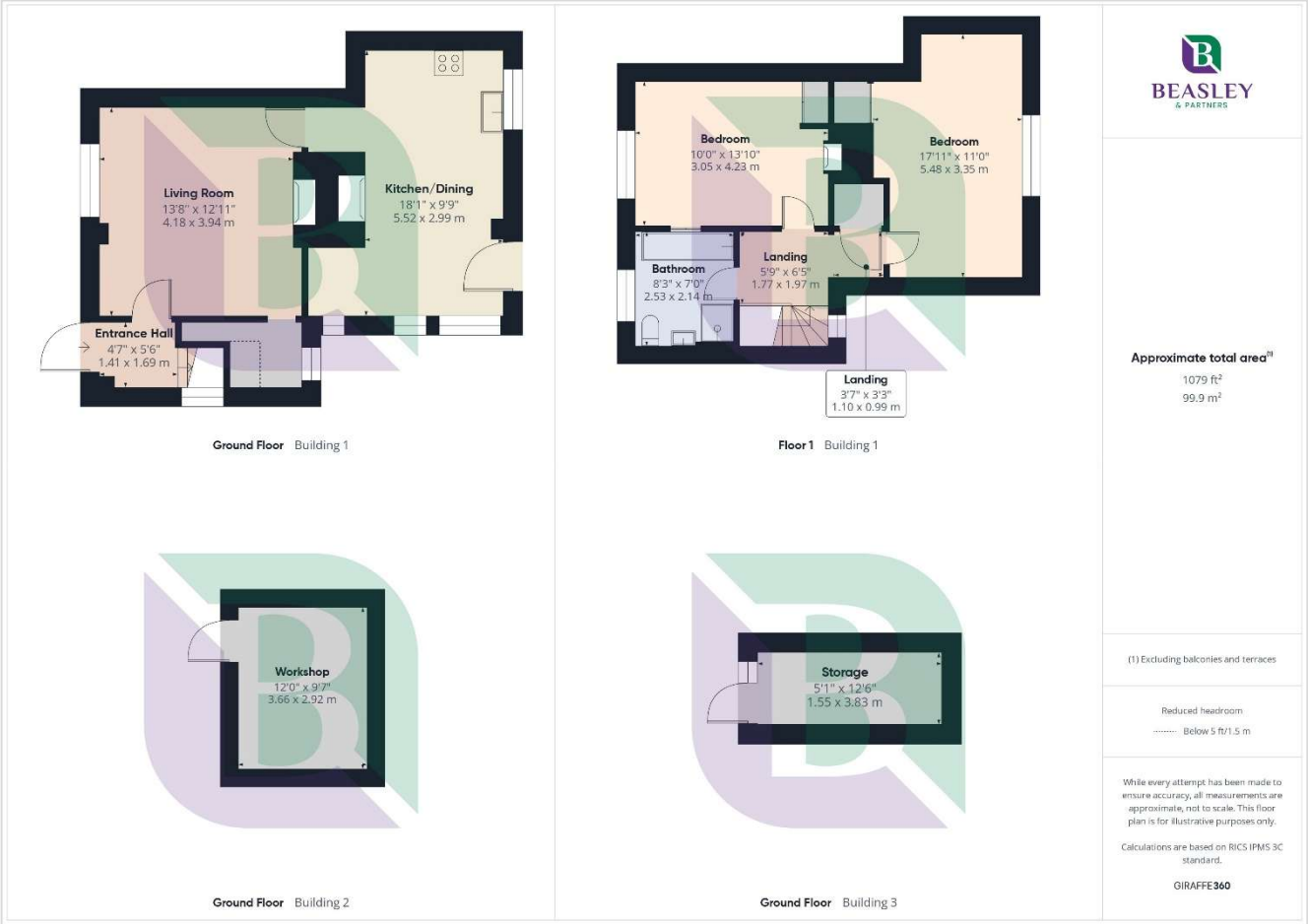


From the entrance hall, a staircase leads to the first-floor landing, while a door opens into the inviting living room, a characterful space full of warmth and charm featuring exposed beams, wood floorboards, rustic brick work and a nook area. At its heart is a brick fireplace with wood burner providing a focal point and ideal for those relaxing evenings and cosy winter days.

Accessed from the living room, the kitchen/dining area continues the cottage's rustic charm, with exposed beams, brick work, and traditional tiled flooring. A stable style door opens onto the rear courtyard. The kitchen is fitted with a range of units and drawers, complemented by work surfaces that incorporate an inset sink and drainer with mixer tap. A range-style cooker adds to the appeal, while there is also space and plumbing for a dishwasher and washing machine, along with room for a fridge or freezer. The area comfortably accommodates a dining table and chairs, making it a practical and sociable space.

The first-floor landing with exposed beams and loft access has doors to the bathroom and two double bedrooms. The bathroom is fitted with a white suite to include a roll top claw foot bath and separate shower cubicle, exposed beams, vaulted ceiling and a tiled floor finish the look. A quirky small door accesses a bedroom. Both bedrooms with vaulted ceilings and built in storage cupboards are of a generous size, one with exposed beams, wood floor boards and fireplace.

Externally to the rear of the property (which has a shared right of way) are the out buildings providing a work shop, log store and storage. To the front is a paved patio lawn with mature plants and shrubs. Gated entrance and a path leads to the front door and side gated access to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



6 High Street
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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.

