



**“The Old Granary” 65 Church End
Biddenham, Bedford MK40 4AS**

**Taylor
Brightwell**



Dating back to around the 17th Century this unique Grade II listed stone-built barn conversion has recently been upgraded and modernised providing excellent accommodation throughout and is pleasantly situated at the end of a quiet no through road in the highly desirable village of Biddenham.

The owners have carefully blended the original character of the property with modern stylish decorative tastes and touches including a refitted downstairs cloakroom and the refitted kitchen which has ample storage, granite works surfaces and built in appliances. From the hallway the first of the 3 reception rooms is a bright and light snug with a staircase leading to the first floor plus an exposed stone archway and oak flooring flowing through to the impressive 21' sitting room. This has French doors to the rear garden, a feature fireplace, tall ceiling and exposed beams. The next reception room you come to is the spacious and light dining room with vaulted ceiling, large window overlooking the front courtyard and a door to the rear garden.

The First floor has even more character and charm with 3 double bedrooms each offering a different feel and aspect. The main bedroom has a wonderful high vaulted ceiling with exposed beams, an ensuite bathroom and built in wardrobes. The refitted luxury and high specification family bathroom offers a walkin shower along with a free standing bath and there are two further double bedrooms.

Externally the property sits prominently within 3 other similar stone built homes and has ample off road parking and a large 16' outbuilding. The 55ft x 33 ft rear garden is south facing, private and enclosed with a wealth of mature and wonderful planting and seating areas.

Set in the very attractive village of Biddenham this stunning home is within easy reach of the Harpur Trust schools, the town centre, railway station and is walkable to the local pub/restaurant and sports and recreational facilities.

Viewing is highly recommended.

- * **3 Double Bedrooms**
- * **3 Separate Reception Room**
- * **Refitted Kitchen**
- * **Refitted Bathroom & Ensuite**
- * **Many Character Features**
- * **High Specification Throughout**
- * **Ample Parking**
- * **Gas Radiator Heating**
- * **Double Glazed**

FREEHOLD

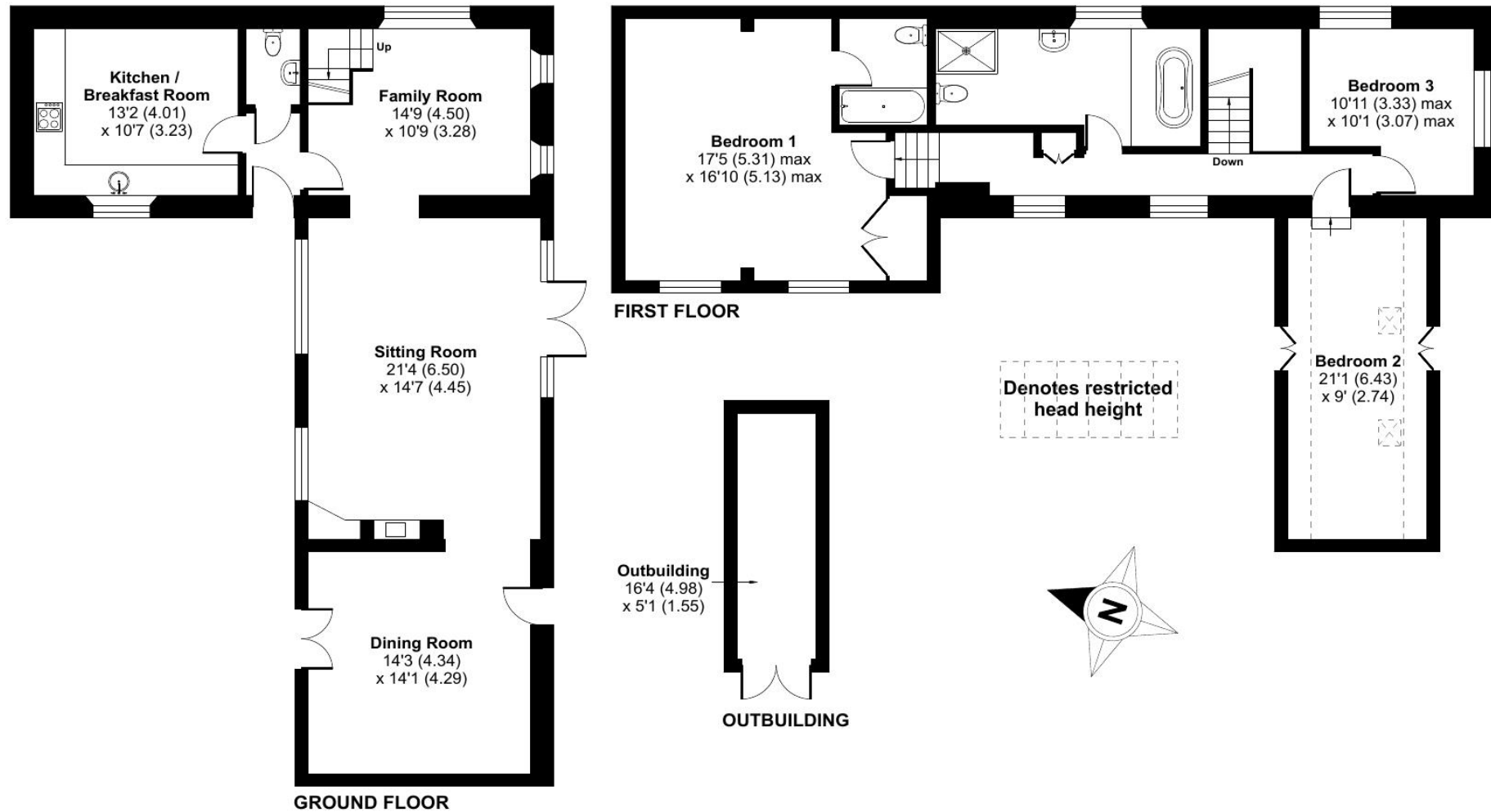


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Approximate Area = 1814 sq ft / 168.5 sq m

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1961 sq ft / 182.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Taylor Brightwell. REF: 1016078