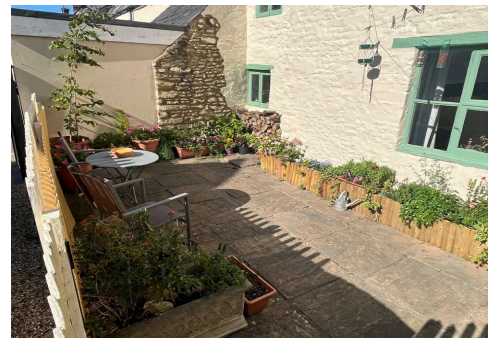


Bridgend | Carlton

Daniel James
ESTATE AGENTS



OFFERS IN EXCESS OF: **£375,000**

- | | | |
|-------------------------|----------------------|----------------------|
| Character Cottage | Open Fireplaces | Garage |
| 4 Double Bedrooms | Fitted Kitchen | Courtyard Garden |
| Grade II Listed | Lounge & Dining Room | Sharnbrook Catchment |
| Attic Studio/Games Room | Off-road Parking | No Upward Chain |

01234 604344 | www.danieljames.org.uk

Bridgend Carlton Beds | MK43 7LP

Daniel James Estate & Letting Agents are pleased to present this lovely, deceptively spacious, 4 double-bedroom, Grade II Listed character cottage situated in the heart of this picturesque riverside village adjacent to the village shop and offering over 2400sq/ft of living space. Boasting many original period features throughout including exposed beams, two open fireplaces and with accommodation briefly comprising: Entrance hall, fitted kitchen, dining room, lounge, four double bedrooms with en-suite shower to master plus family bathroom. On the second floor, there is a converted loft room which could be used as a studio/gym/games room plus two large attic rooms offering further development potential with electricity & plumbing in place. Other features include gas central heating and a low maintenance west-facing courtyard garden, garage & off-road parking for two vehicles. This unique family home falls within the much sought-after Sharnbrook Academy Catchment and is available with No upward chain.

GROUND FLOOR |

ENTRANCE HALL |

KITCHEN |

Approx. 9ft 1in x 7ft 11in (2.78m x 2.42m)

DINING ROOM |

Approx. 14ft 2in x 11ft 4in (4.32m x 3.46m)

LOUNGE |

Approx. 14ft 2in x 13ft 6in (4.32m x 4.12m)

FIRST FLOOR |

BEDROOM ONE |

Approx. 17ft 11in x 14ft 1in (5.45m x 4.29m)

ENSUITE SHOWER ROOM |

BEDROOM TWO |

Approx. 14ft x 11ft (4.26m x 3.35m)

BEDROOM THREE |

Approx. 13ft 6in x 7ft 11in (4.12m x 2.40m)

BEDROOM FOUR |

Approx. 10ft 8in x 10ft 1in (3.26m x 3.09m)

FAMILY BATHROOM |

SECOND FLOOR |

STUDIO / STUDY / GAMES ROOM |

Approx. 18ft 8in x 10ft 8in (5.75m x 3.30m)

LOFT ROOM ONE |

Approx. 18ft 10in x 14ft 1in (5.75m x 4.30m)

LOFT ROOM TWO |

Approx. 18ft 1in x 10ft (5.51m x 3.04m)

LOCATION |

Carlton is a much sought after riverside village situated

just over 8 miles North West of Bedford. There is a strong community spirit, with many local amenities including two public houses, local shop/post office, dairy, church and village hall. In nearby Harrold local amenities include shops, post office, hair-dressers, doctor's surgery, churches, community centre and a host of local societies and sporting clubs, ranging from cricket, football, bowls, tennis, squash to martial arts and snooker, as well as the very popular Harrold & Odell Country Park with its water meadows, lakes and 144 acres of countryside - a fantastic place to walk, cycle or simply experience the wildlife.

COMMUNICATION LINKS |

Bedford is a short journey away and easily reached by car or regular bus service. Here you can enjoy all kinds of leisure entertainment including health clubs, cinemas, bars and restaurants. It's also great for shopping, or you could drive a little further to Milton Keynes which has no less than 200 shops, all under cover. For commuters Carlton has good transport links. The M1 is a short drive away, and there are good local main roads when you want to travel to nearby towns and countryside. Bedford station offers rail services to St. Pancras, London.

EDUCATION/SCHOOLING |

Carlton is ideally located for those with children of all ages with Carlton Primary School catering for lower and middle school pupils, as well as being in catchment of the very sought after Sharnbrook Academy. A little over 8 miles away in nearby Bedford there are the highly regarded, private Harpur Trust schools; Pilgrims School, Bedford School, Bedford Modern & Bedford Girls.

LOCAL AUTHORITY |

Bedford Borough Council - The Council Tax band is D and the standard assessment for 2023/2024 is £2,138.94.

SERVICES |

Mains water, drainage, gas and electricity are connected. Gas fired heating. Prospective purchasers must rely upon their own enquiries in respect of services in general.

TENURE & POSSESSION |

The Grade II Listed property is available freehold with vacant possession.

MEASUREMENTS |

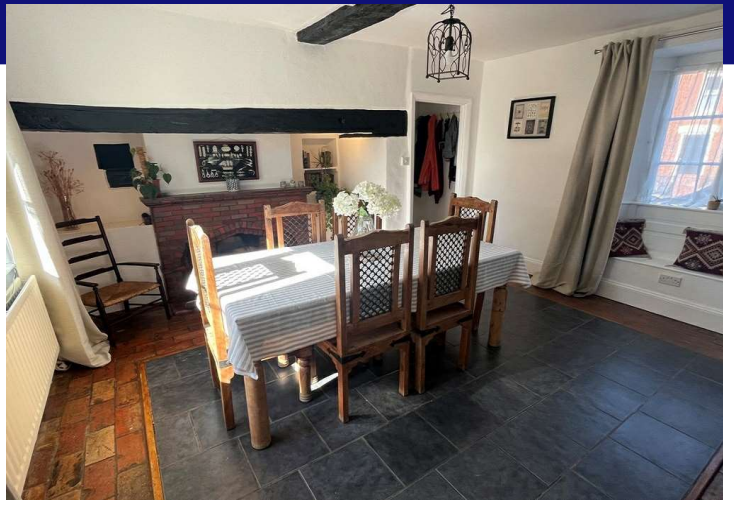
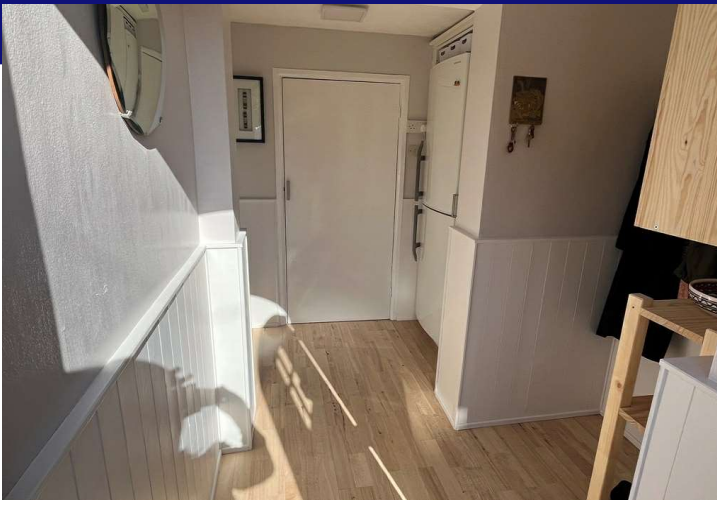
All measurements are approximate.

FIXTURES & FITTINGS |

Expressly excluded unless mentioned.

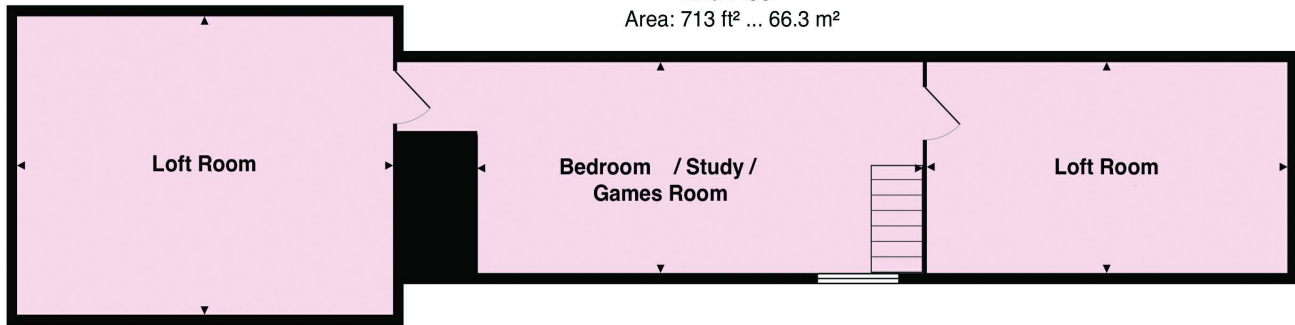
MONEY LAUNDERING ACT 2004 |

we are required to obtain photographic identification of any persons purchasing a property through our company. Upon acceptance of an offer you will need to provide an original official document (e.g. new style driving license/passport) for copying purposes to be held on file in order to comply with our obligations as estate agents covered by the above act.

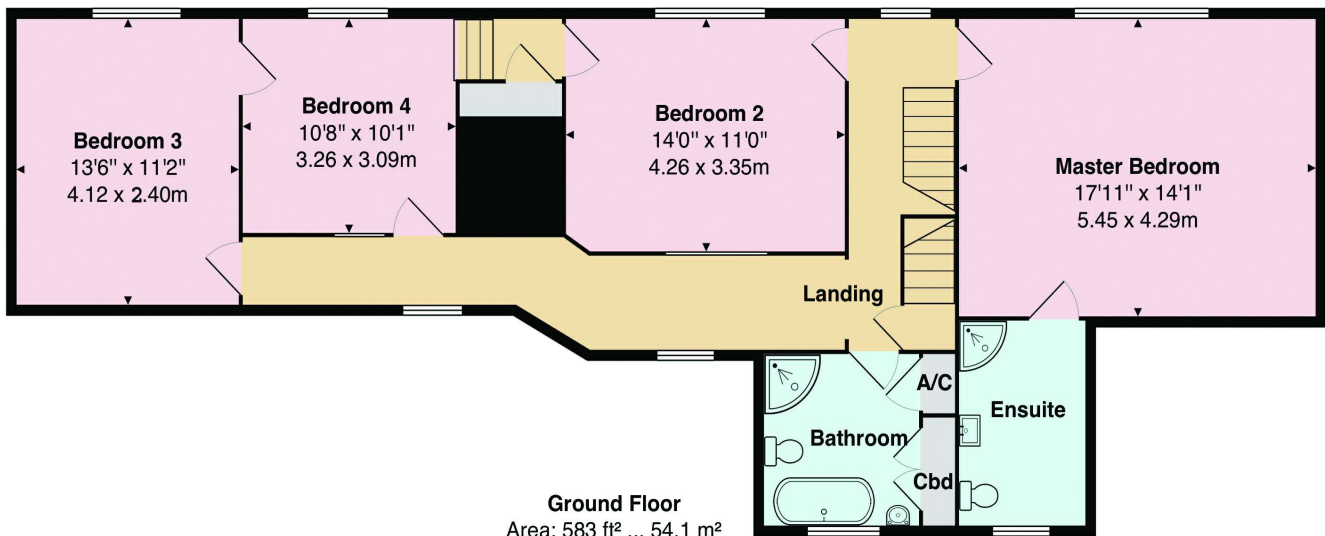


Floorplans |

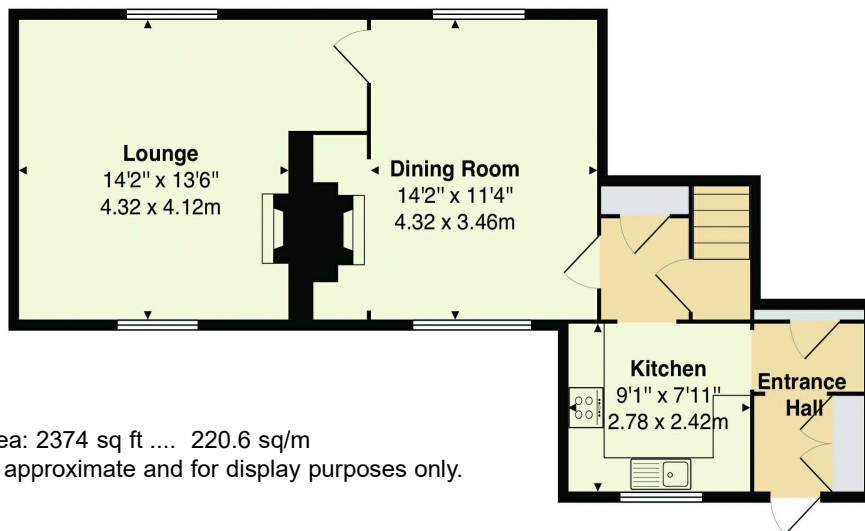
2nd Floor
Area: 713 ft² ... 66.3 m²



1st Floor
Area: 1078 ft² ... 100.2 m²



Ground Floor
Area: 583 ft² ... 54.1 m²



Total Area: 2374 sq ft 220.6 sq/m

All measurements are approximate and for display purposes only.

Whilst we endeavour to make our property details accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction. Whilst every care has been taken in preparing these particulars some of the descriptions are inevitably subjective. All measurements are approximate only and photographs are representative of the property at the time of instruction and no assumptions should be made from these in respect of other parts of the property not shown, or the locality. Mileages are approximate only. Daniel James Estate Agents for themselves and the vendors of this property whose agents they are give notice that; (1) the particulars are set out as a general guide only and do not constitute part of a contract or offer; (2) no person in the employment of Daniel James Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Particulars are issued on the understanding that all negotiations are conducted through Daniel James Estate Agents and are presented Subject to Contract and Without Prejudice.



Daniel James
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