



Manor Farm, High Street, Lavendon, Olney

Guide Price £800,000 Freehold

5 bedroom detached house for sale

Description

Manor Farmhouse is a Grade II Listed 17th Century character home situated in a prominent position within the pretty Buckinghamshire village of Lavendon. This wonderful thatch over stone-built home offers over 2800 square feet of accommodation on a generous plot of approx 0.38 acres and is offered for sale with no onward chain.

The house was refurbished and renovated in the mid-'90s, which included installing new windows, rewiring and plumbing, and inserting a damp proof course.

More recently, the main roof was rethatched in 2005, with the main ridge replaced, and repairs to the thatch carried out in 2015.

In 2020 the extended part of the thatch was maintained and the ridge replaced. Two new gas-fired combination boilers were installed in 2014 & 2018, respectively; each boiler heats half of the property.

Upon entering Manor Farm House via the large farmhouse style door, you're greeted by a grand reception hall with beautiful victorian tiling to the floor and a wonderfully grand oak staircase leading to the first-floor accommodation. The reception hall paves the way to the ground floor accommodation.

To the right of the reception hall is a large sitting/dining room which has a trap door to the cellar below, which could serve several purposes, dual aspects allowing an abundance of natural sunlight to pour throughout the room with doors onto the rear garden and the focal point of the room is the large inglenook fireplace ready to warm the new owners up on cold winter evenings.

To the left, a traditional farmhouse kitchen/breakfast room complete with space for a range cooker, with large freestanding storage and great potential to expand/improve the room into the garage space subject of course to planning and listed building consents.

Moving onto the first floor, the split level landing has exposed wooden flooring spanning the entirety of the landing. A small stairway leads up to the main bedroom suite (above



the garage) with dual aspects, one of which overlooks the rear garden. There is a Victorian-style bathroom with a roll-top bath, wash hand basin and WC.

A similarly Victorian-style bathroom serves two further double bedrooms to the opposite side of the property, with a door leading to the boiler cupboard housing the two gas-fired combination boilers.

On the second floor, The grand staircase continues up to this floor with a galleried landing looking down onto the landing and reception hall below.

The main bedroom on this floor is very generous and could serve several purposes, and a further double bedroom completes the floor.

Outside, to the frontage, there is off road parking for numerous vehicles in front of the double garage; inside of the garage, there is a w.c. and rear access door to the rear garden.

There is a front garden which is enclosed behind a stone-built wall with a gravel pathway and lawn.

The southerly facing rear garden has a beautiful duck pond and a stone wall. There is a gravelled seating area close to the house for soaking up the sunshine and entertaining.

The Buckinghamshire village of Lavendon lies approximately 10 miles northwest of Bedford town centre.

The village offers amenities such as a primary school, a village store and post office, a village hall and two public houses.

Tenure

Freehold



James Kendall
Estate Agents

GROUND FLOOR: 1474 ft², 137 m²
 FIRST FLOOR: 1396 ft², 128 m²
 SECOND FLOOR: 807 ft², 75 m²

APPROX. GROSS INTERNAL FLOOR AREA 3267 ft², 303.5 m² (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Viewing by appointment only
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