

The Manor House, Home Close, Sharnbrook, Bedfordshire MK44 1PQ



Located within the heart of this much sought after Bedfordshire village this impressive period manor farmhouse benefits from approved planning consent to convert into two separate dwellings, one a four bedroom house offering approximately 3,200 sq ft of accommodation, the other a three bedroom house offering 2,200 sq. ft. of accommodation plus a significant outbuilding.

This very large attractive stone built detached house currently offers well presented accommodation over two floors approaching 5,500 sq. ft. in size. To the side of the house is a detached triple garage and workshop and there are gardens to both the front and rear plus a courtyard garden. The property can either remain as a single dwelling or can be divided to form two attached family homes, both still offering significant accommodation. The larger unit will measure approximately 3,200 sq. ft. and the smaller unit (2,200 sq. ft.) will also benefit from the triple width garage and workshop building. Alternatively any new owner may wish to seek the appropriate local authority consents to further subdivide the house and/or convert the garage and workshop.

Ground Floor Accommodation:
Reception hall, drawing room, sitting room, dining room, bar, kitchen breakfast room, utility room and boot room.

First Floor Accommodation:
Master bedroom suite with a bathroom, sauna and balcony, six further bedrooms and two further bathrooms.

Outbuilding:
A detached stone and brick building incorporating a triple garage and a separate workshop.

Outside:
To the front boundary is a brick wall with steps up to a pathway to the front door, lawn and flower borders. A driveway to the side of the house leads through double iron gates to a parking courtyard, the garage/workshop and a covered passageway with store cupboards which in turn leads through to the rear garden. The front gardens extend further to the side all the way to the High Street, again with a brick retaining wall to the front boundary, a lawn, flower borders and seating areas. To the other side of the house is a second driveway, this leads through to the rear of the plot with vehicular and pedestrian rights granted to a new house (currently under construction) beyond. The level rear garden has fenced boundaries to two sides and at present is not landscaped.

Planning Consent:
Planning Ref: 16/01039/FUL
Decision Date:
21st July 2016

Completion Period:
From exchange of contracts an extended completion period of 60 working days is offered by the Seller.

Open House Viewings:
Thu 31 May: 09:30 - 10:00
Sat 2 Jun: 12:00 - 12:45
Wed 6 Jun: 09:30 - 10:00

Partner Agent

Tenure: Freehold
Local Authority: Bedford Borough Council - 01234 367427
Solicitors: Reeves Solicitors, Aurora House, Debus Ave, Bockley, Bradwell Common, Milton Keynes MK13 8LW
Tel: 01928 394344 Ref: Kelly Ltd - kelly.ltd@reeves.co.uk
Energy Performance Rating (EPC): Current Rating C

Additional fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £200 incl. VAT.
Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.

*Guide Price £500,000+ (plus fees)

*Description on Auction Information Page