



George Inn Farmhouse

Stoke Goldington MK16 8NP

FINE & COUNTRY

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A Grade II listed farmhouse, formerly a coaching inn and occupying a prime position within the conservation area of this desirable village. The property is of historical significance and retains many character features. We would earnestly recommend an early viewing.

The accommodation comprises Reception Vestibule, Sitting Room, Snug, Kitchen/Breakfast room, Utility Room, Cloakroom, Boot Room, 6 Bedrooms (3 with en suite facilities), Dressing Room, Family Bathroom, Double Garage and Workshop, Home Office/Studio, Parking, Good size gardens.

Ground floor

The main reception vestibule stands behind a solid wooden door with leaded light windows to either side. The entrance door opens into a spacious area with an attractive quarry tiled floor and a wood burning stove to one wall. There are built in cupboards to the recess alongside the wood burner, exposed beams and a door to the snug. A flagstone floored inner lobby provides access to all the principal rooms and accommodates the staircase to the first floor and a door to the portico at the rear.

The wooden floored sitting room has an open hearth fireplace with beam over and an exposed beam to the ceiling. Sash windows with folding shutters are located to the front and rear, the windows at the front being secondary glazed. A bookcase is built in to one wall.

The snug is set to a lower level with a part glazed door opening to steps leading down from the inner lobby. A large inglenook fireplace with a flagstone hearth and an exposed beam over is a strong focal point to this room. This fireplace is not currently used but could be reinstated if required. A sash window with shuttering is sited to the front elevation whilst there is a decorative niche to one wall. Flooring is in solid wood. A part glazed door opens to the southerly elevation and patio area.

The kitchen/breakfast room is a typical farmhouse kitchen with sitting and eating areas. Beams are exposed to the ceiling and flagstone flooring contributes to the ambience of this family kitchen. An excellent array of kitchen furniture is arranged around the room with a central island unit under a granite worksurface providing additional cupboards and drawer units. There is a fitted dishwasher and a double oven is integrated to one wall near to which is a natural housing for an American style fridge freezer which alternatively could house an Aga oven. This room enjoys an abundance of natural light with a row of windows on the north elevation and an additional window and door on the western side.

A door opens from the kitchen into a utility room which has a butler sink set within a wooden work surface with plumbing for an automatic washing machine under. A Worcester oil fired boiler serving the domestic hot water and central heating stands alongside a Megaflow storage tank. Door to:
Cloakroom on a flagstone floor comprising a suite of low flush WC and washbasin inset to a Victorian vanity surround.

A door exits the utility area giving access to a convenient boot room which in turn opens into the patio and garden. Planning permission has been obtained to combine the utility room and boot room if required.





First Floor

The landing is defined by an attractive curved balustrade and accesses a further staircase and all bedrooms on this floor.

The master bedroom is generously proportioned with built in wardrobes, exposed beams, wall lighting and timber flooring. Door to en suite facility with "Slipper" bath standing on ball and claw pedestals, wash basin in vanity surround, and low flush WC. and large shower cubicle.

A further bedroom is located to the rear of the property with exposed ceiling beams and wooden door opening to an en suite facility with a tiled shower cubicle, washbasin and low flush WC. Visible in this room are exposed beams, wall lights and a ladder radiator.

The third bedroom with shelving to the alcove also displays an exposed ceiling beam. This bedroom also has an en suite facility with tiled shower cubicle, low flush WC and washbasin. Evident to the ceiling are an exposed beam and recessed lighting whilst a ladder radiator is fixed to the wall. Tiled flooring.

A fourth bedroom looking towards the eastern elevation has a built in wardrobe and exposed ceiling beam.

Second Floor

Bookshelves fitted to a landing with exposed beams and a protective balustrade.

On this floor we find a bedroom with dressing room, the bedroom having a built in cupboard with shelving and exposed timbers and the dressing area similarly with beams exposed.

A stunning sixth bedroom with exposed "A" frames and built in wardrobes completes the bedroom accommodation.

Family bathroom comprising a four piece suite with panelled bath, twin size shower cubicle with glazed screen, washbasin and integrated low flush WC. Exposed beams. Loft inspection hatch.

Outside

From Stoke Goldington High Street turn into an unmade road and drive up the lane to pedestrian access, parking and garaging on the left. If in foot the rear access door is set under a distinctive portico offering shelter from the elements. The parking is on a pea gravel base behind a five bar gate with additional parking and garaging just beyond in a large outbuilding which has external parking and currently houses two vehicles with ease with additional workshop space. This area could provide unobtrusive parking for a motorhome or caravan.

A further building of considerable size with laminated wood flooring could be used as a home office/studio or something of similar style.

The fully enclosed garden offers a completely secure environment to retain a pet dog and has been arranged over three terraces combining patio areas and lawn. The lawn area extends behind the garage/workshop building whilst there are patio areas immediately alongside the farmhouse, this is very private and sheltered and also along the western boundary. The two patio areas are linked by an extensive area of lawn.

Disclaimer

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Approximate Gross Internal Area
 Ground Floor = 132.3 sq m / 1,424 sq ft
 First Floor = 117.6 sq m / 1,266 sq ft
 Second Floor = 84.1 sq m / 905 sq ft
 Outbuildings = 86.9 sq m / 935 sq ft
 Total = 420.9 sq m / 4,530 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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