



Eakley Manor Farmhouse

Stoke Goldington MK16 8LP

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Substantial offers over the guide price are invited for this significant early 18th century Grade II listed farmhouse built in stone under a slate roof and retaining many original features. Includes 3 Studio Air BnB units let for daily rate between £60-£200 per night with projected yearly net income of £45k and potential for growth. Eakley Lanes is a small hamlet of distinctive properties on the cusp of the Buckinghamshire and Northamptonshire borders. Being extremely rural in location the property offers excellent access to riding both in the nearby Salcey Forest and beyond this to Swans Way and the Three Shires bridleway. Since occupation our sellers have converted a nearby stable block, with full local authority approvals, to provide three letting units currently creating an income source on an "Air B & B" basis whilst being wholly managed by an external source. Details available on request.

The ground floor accommodation comprises: Entrance hall, Drawing room, Sitting room, Study, Kitchen/breakfast room, Utility room, Cloakroom and cellars.

The first floor offers four bedrooms, dressing room and family bathroom and there are formal and vegetable gardens in two distinct areas of the land being transacted. Parking is available for several vehicles.

Ground Floor

Formal Entrance - Via part glazed front door leading to:

Primary Entrance hall - Staircase rising to first floor landing. Decorative wall panels.

Radiator Archway to:

Rear hall and vestibule. Tiled flooring. Windows to rear aspect. Doors to garden. Doors off to principal rooms and stairway to an interesting two compartment vaulted cellar. Radiator.

Cloakroom - Suite of low flush WVC and wash basin. Window to rear elevation. Radiator.

Drawing room - Windows to the front elevation with bench seating. Exposed ceiling beams. Open fireplace with stone mantle and hearth. Oak flooring. Dado rail. Picture rail. Radiator.

Dining Room - Windows to the front elevation with bench seating. Exposed ceiling beams. Inglenook fireplace with bressummer beam and housing a wood burning stove mounted over a paved hearth. Quarry tiled flooring. 2 Built in pine cupboards. Radiator.

Study - Window to the front elevation with bench seating. Stone mullion surround fireplace with brick recess on stone hearth. Oak floorboards. Ceiling beams. Built in cupboard to alcove. Picture rail.

Kitchen/breakfast room - A typical farmhouse kitchen with a single drainer sink unit having cupboards and drawers under. Further extensive range of cupboard units to base and high levels. Space for a range cooker. Ample work surfaces. Windows to the side and rear elevations. Integrated fridge freezer. Plumbing for washing machine and dryer. Quarry tiled flooring.

Utility Room - Plumbing for a washing machine and dryer. Shelving. Larder cupboard. Base level cupboards. Quarry tiled flooring. Skylight.

Rear Porch - Exposed stonework to walls. Built in cupboard. Door to garden.





First Floor

Landing. - Window to the rear aspect. Decorative panelling to walls. Radiator.

Master bedroom - Windows to the front elevation with bench seating. Dado rail. Cast iron fireplace with period mantle over. Radiator.

Bedroom 2 Window to the front elevation with bench seating. Dado rail. Open fireplace with slate surround. Radiator.

Bedroom 3 - Window to the front elevation with bench seating. Loft access. cast iron fireplace with period mantle. Built in cupboards. Radiator.

Bedroom 4 - Window to the front elevation with bench seating. Built in wardrobe. Dado rail. Radiator.

Dressing and shower Room - Velux window to the side elevation with beam over. Range of built in cupboards. Airing and clothing cupboards. Individual shower cubicle with glazed screen. Radiator.

Bathroom - Suite of slipper bath with ball and claw pedestals, twin wash basin and low flush WC. Exposed timbers. Recessed lighting to ceiling. Window to rear elevation with bench seating. Radiator and towel rail combination.

Outside

To the front of the property behind a stone retaining wall there are a variety of shrubs, plants and trees bisected by a terraced pathway also accessing a small pond within a large gravel area. At the rear a five bar gate opens into a tarmac drive providing substantial car parking. From this area the three Air B & B units are accessed. All are one bedroom units with en suite facilities and slate flooring. They have their own security and are in immaculate condition.

Access is available from this courtyard area to a sheltered vegetable garden with raised beds. Adjacent is an old chicken shed which conceals a well. and to the south eastern elevation there is a formal garden enclosed within a stone wall and fencing having a lawn and paved patio area.

Agents notes

Being so rural the property is not provided with mains drainage or water. Eakley Manor is served by a septic tank and the Air B & B units by a Clargester. Mains water is piped from a nearby well and treated through a UV filter. The system is regularly tested and reviewed by the environment agency.

"The property is Grade II listed and was built as a coaching inn by Lord Lane at the turn of the 18th century".

"Verisure" alarm system

4G mobile broadband (30Mb download and 20 Mb upload)

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.







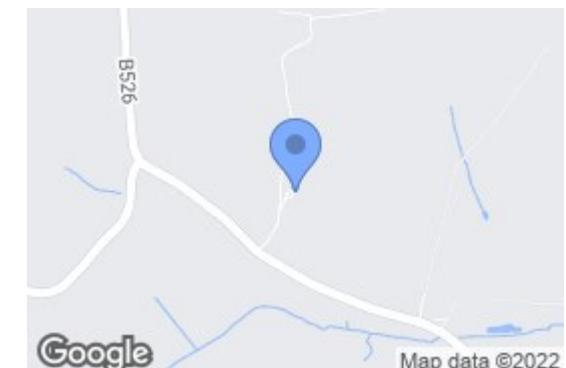


Approximate Gross Internal Area
 Ground Floor = 126 sq m / 1,356 sq ft
 First Floor = 93.9 sq m / 1,011 sq ft
 Cellar = 36.1 sq m / 388 sq ft
 Lodges = 52.3 sq m / 563 sq ft
 Total = 308.3 sq m / 3,318 sq ft
 (Excluding Boiler Room)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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59 High Street, Stony Stratford,
 Milton Keynes MK11 1AY
 01908 713253 miltonkeynes@fineandcountry.com
www.fineandcountry.co.uk