

61 HIGH
STREET

FITZJOHN
ESTATES

61 High Street

Gt Barford | Bedfordshire | MK44 3JJ

Tucked behind a brick wall and mature trees on the edge of the sought-after village of Great Barford, this captivating Grade II listed home dates to the 1600s. Restored and full of charm, the house offers a rare combination of authentic period detailing and adaptable living spaces, set within private grounds of approximately one-third of an acre (STS).

Key Features

- 4 Bedrooms
- 2 Bathrooms
- Village Location
- Outbuildings
- Grade II Listed
- Private Rear Garden

In addition to the main house's 2,054 sq ft of accommodation, the property includes a superb collection of outbuildings—four garages, two sheds, and a large open barn—offering huge potential for hobbyists, home businesses, or further development (STPP).





Ground Floor

A canopied entrance porch with an original oak door opens into a charming hallway, where exposed beams and traditional brick flooring set the tone. A WC and coat area are cleverly integrated near the entrance.

To the left lies the heart of the home: a generous sitting room and dining room divided by a central wall, both with deep-set windows, exposed timberwork, and two substantial inglenook fireplaces—each revealing the rich material history of the house. The rooms offer versatile entertaining and living areas, ideal for both intimate family life and larger gatherings.

To the right, the kitchen/breakfast room is a bright and sociable space with direct garden access. Exposed beams and warm tones soften its cottage-style cabinetry and practical layout, while a utility room and study nook provide discreet work and storage zones.



First Floor

Upstairs, the accommodation is brimming with character. The principal bedroom is a showstopper—spanning over 17' in width and featuring dual-aspect windows, a red-brick inglenook fireplace, and dramatic timber beams overhead. This room includes an en suite and connects via an inner landing to bedrooms three and four—ideal for a nursery, dressing room, or private children's wing.

Bedroom two is accessed from the main landing and is a comfortable double overlooking the front aspect. The family bathroom is delightfully traditional, with exposed timber, sloped ceilings, and vintage pink tiles in keeping with the home's historic aesthetic.

An eaves loft storage area adds practical convenience, and the main landing provides ample natural light and display space.



Garden

The property's appeal is greatly enhanced by its mature and sheltered setting. A gravel drive sweeps through the walled front boundary to a discreet courtyard, where a series of four timber-fronted garages, two sheds, and a large open barn (over 40' long) provide exceptional utility and storage. These outbuildings total 1,289 sq ft and are ideally suited for car storage, workshops, or conversion potential (subject to permissions).

The gardens wrap around the house and are defined by lush hedging, mature trees, and gently sloping lawns—creating a tranquil and private environment for outdoor living, with plenty of space for play, relaxation, or future landscaping enhancements.



Approximate Area = 2054 sq ft / 190.8 sq m
 Outbuilding = 1289 sq ft / 119.8 sq m
 Total = 3343 sq ft / 310.6 sq m
 For identification only - Not to scale

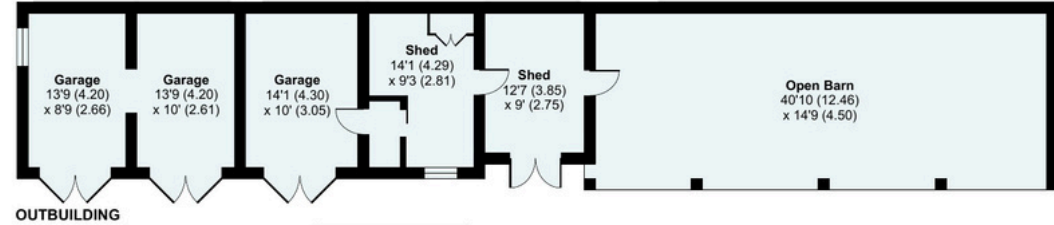


Floorplan & Location Summary

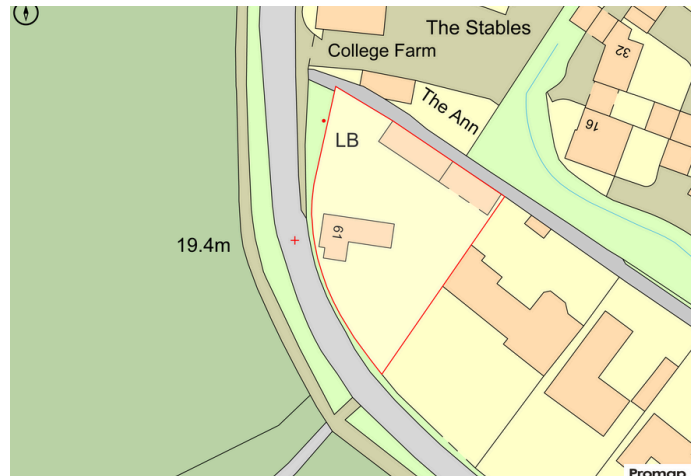
Great Barford is a picturesque and historic village set along the banks of the River Great Ouse, renowned for its striking 15th-century stone bridge. The village enjoys a strong sense of community and offers a good selection of everyday amenities including a village green, post office and general store, pub, and lower and middle schools—making it a particularly appealing setting for families. The wider educational offering is excellent, with Bedford's Harpur Trust independent schools just 7 miles away.

For commuters, the A421 bypass lies only 1 mile from the property, providing swift access to Junction 13 of the M1 and onward routes to Milton Keynes and beyond. Additionally, Sandy mainline station is 4.7 miles away, offering fast and frequent train services into London.

Combining riverside charm, strong village infrastructure, and excellent regional connectivity, Great Barford offers an enviable blend of countryside living with easy access to major routes and towns.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Fitzjohn Estates. REF: 1313264





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