

NORTH END  
FARMHOUSE

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# North End Farmhouse

## Bletsoe | MK44 1QT

North End Farmhouse is a Grade II listed thatched farmhouse of considerable character, combining a remarkable wealth of original detail with carefully considered modern improvements.

### Key Features

- |                   |                   |
|-------------------|-------------------|
| Grade II Listed   | Bespoke Kitchen   |
| 4/5 Bedrooms      | Outbuilding       |
| 5 Reception Rooms | Countryside Views |

Timber framing, exposed beams, stonework and historic fireplaces run throughout the house, giving it an increasingly rare authenticity, while later enhancements have been introduced in a way that remains sympathetic to the age and style of the building.

Extending to approximately 3,300 sq. ft., the accommodation is both generous and highly versatile, arranged to provide a series of atmospheric reception rooms, a beautifully appointed kitchen/breakfast room, and a flexible bedroom layout suited to both family living and multi-generational use. Set within gated grounds, outbuilding and far-reaching countryside views, the property offers a compelling balance of history, practicality and setting.





## Ground Floor

At the heart of the house lies the central hall, a striking and highly atmospheric space with exposed timber framing and a strong sense of presence. More than simply a circulation area, it lends itself naturally to use as a dining space if required, creating a memorable setting for both everyday use and entertaining.

The kitchen/breakfast room is undoubtedly one of the standout features of the house. Fitted with a bespoke handmade in-frame kitchen, the space has been finished to a high standard while remaining entirely in keeping with the property's age and character. An Aga forms the focal point, complemented by quality cabinetry, integrated appliances and generous work surfaces. Underfloor heating adds modern comfort, while double doors open directly onto the rear garden, creating a natural link between inside and out. The room is well proportioned, allowing space for dining, and is perfectly suited to both everyday living and informal entertaining.

A separate utility room provides additional practicality and storage, fitted with matching bespoke cabinetry to complement the kitchen.

A further ground-floor room offers excellent flexibility, currently arranged as a bedroom but equally suited as a study or additional reception space. Positioned alongside a modern adjacent wetroom, this area is ideal for guest accommodation, single-level living, or multi-generational use.





## Ground Floor continued

The rest of the ground floor unfolds as a sequence of characterful yet well-connected spaces, each with its own identity while contributing to a highly functional overall layout.

The principal sitting room is rich in atmosphere, centred around an impressive open fireplace incorporating a historic surround sourced from Bletsoe Castle. Exposed beams and original detailing frame the space, creating a room of real warmth and substance, ideally suited to everyday living.

A second reception room, again featuring exposed timbers and a striking stone fireplace. This room enjoys a strong connection to the garden and countryside beyond and works equally well as a formal drawing room or relaxed family space. From here, doors lead directly into the garden room.

The Garden Room is a particularly appealing addition, flooded with natural light through its glazed elevations and offering uninterrupted views across the gardens and surrounding countryside. It provides an excellent informal seating area, with direct access outside, making it especially suited to use throughout the warmer months.

The formal dining room is equally rich in period detail and ideally suited to more traditional use. It also provides access to the secondary staircase, which rises to a separate first-floor bedroom suite, adding an important layer of flexibility to the accommodation.





## First Floor

The first floor is arranged to provide both well-balanced family accommodation and a distinct, more private suite, creating a layout that is as flexible as it is characterful. From the principal staircase, the main landing leads to three bedrooms. The principal bedroom is particularly impressive in both scale and presence, featuring an original fireplace, exposed beams and fitted storage, all combining to create a room that feels both substantial and refined. The proportions allow for a calm and comfortable principal suite, with a strong sense of the building's heritage retained throughout.

Two further double bedrooms continue the character of the house, each defined by exposed timbers, sloping ceilings and views over the surrounding countryside. Both rooms are well proportioned and offer a strong sense of individuality, with the retained period features giving each space its own distinct feel.

The bedrooms are served by a family bathroom and a separate shower room, both well-positioned to support the arrangement of the floor.

A secondary staircase, rising from the dining room, leads to a separate bedroom suite that sits apart from the main accommodation. This space comprises a double bedroom with its own shower room and offers a clear degree of separation from the principal bedrooms, making it particularly well-suited to guests, older children, or as a more independent living or working space.





## North End, Bletsoe, Bedford, MK44

Approximate Area = 3297 sq ft / 306 sq m

Limited Use Area(s) = 137 sq ft / 13 sq m

Outbuildings = 302 sq ft / 28 sq m

Total = 3736 sq ft / 347 sq m

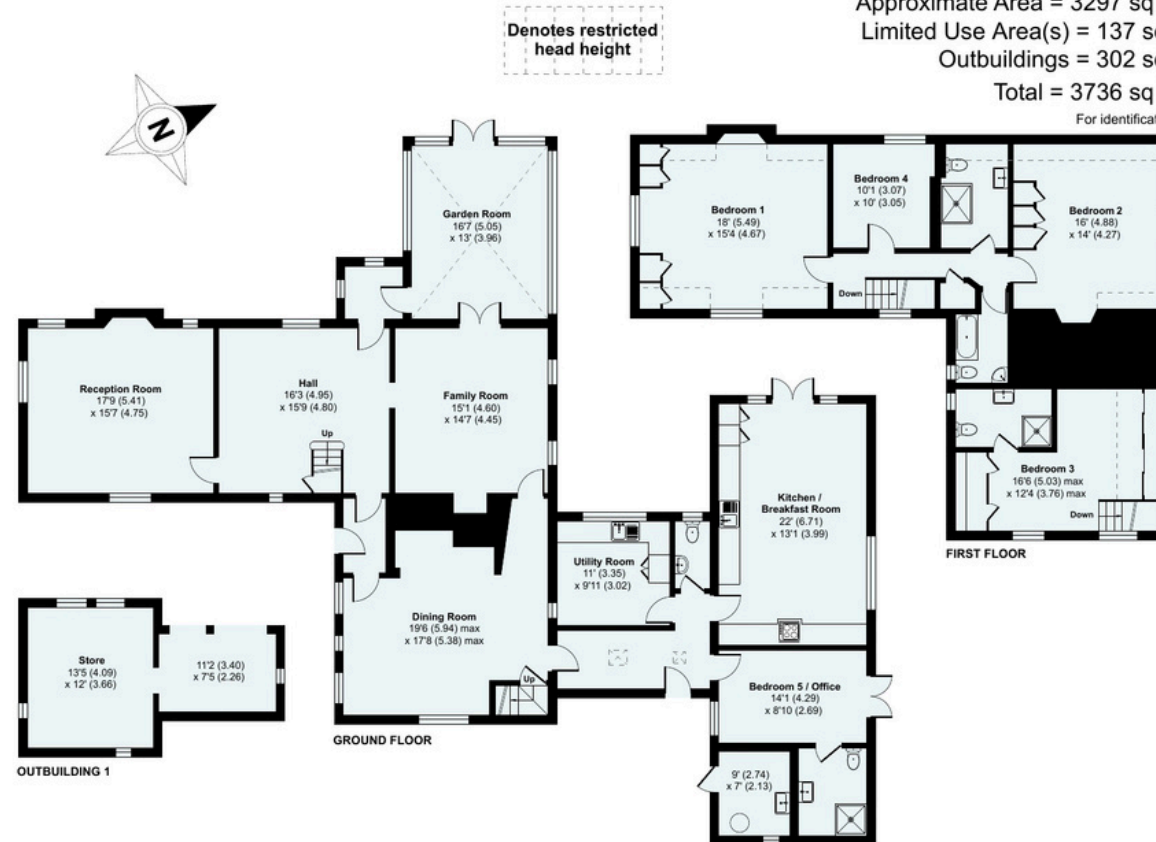
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## Gardens

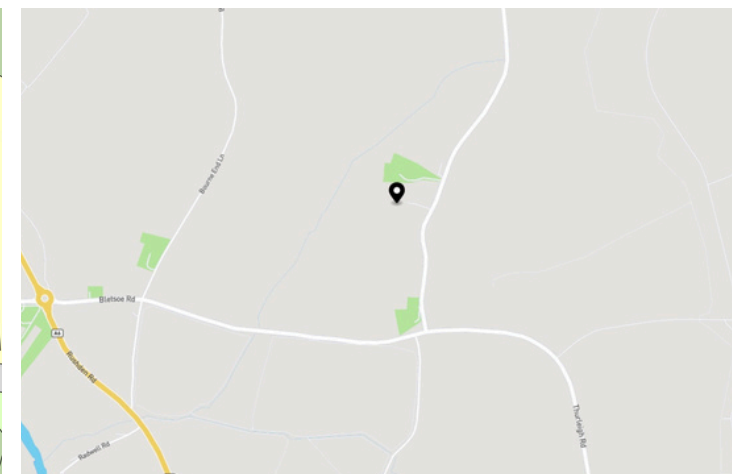
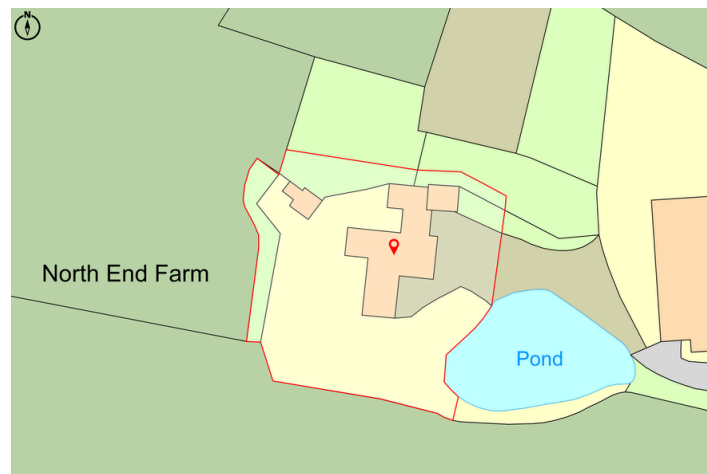
The property is approached via gated access and sits within established grounds that complement its rural setting. The gardens are arranged to provide a balance of lawn, mature planting and more natural areas, overlooking a large pond which enhances both the outlook and the overall sense of tranquillity.

The house enjoys far-reaching views across the surrounding countryside, reinforcing its rural position, while the grounds offer a high degree of privacy. Two outbuildings are positioned within the plot, providing useful storage and offering further potential, subject to any necessary consents.

The house is approached via a gravel driveway with ample parking at the front of the property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nrichcom 2026. Produced for Fitzjohn Estates. REF: 1437116





## Viewing by appointment only

To arrange a viewing please contact Fitzjohn Estates

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