

# PARK FARM HOUSE



PEAKES END | STEPPINGLEY | BEDFORDSHIRE





# PARK FARM HOUSE

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Central London 45 miles, Flitwick 2 miles (London St Pancras from 39 minutes),  
Woburn 5 miles, M1 (Jct12) 6 miles, Bedford 10 miles, Milton Keynes 14 miles  
(London Euston from 40 minutes), Luton airport 16 miles

*Impressive Grade II Listed Victorian country house with over 13 acres,  
separate coach house, guest flat and equestrian and leisure facilities*

MAIN HOUSE: RECEPTION HALL | DRAWING ROOM | FAMILY ROOM | OFFICE | DINING ROOM  
CINEMA ROOM | STUDY | ORANGERY | KITCHEN/BREAKFAST ROOM | BOOT ROOM | UTILITY  
ROOM | GAMES ROOM | GYM | MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE  
3 FURTHER BEDROOMS | 3 BATHROOMS

COACH HOUSE: HALL | SITTING ROOM | DINING ROOM | KITCHEN/BREAKFAST ROOM | STUDY  
3 BEDROOMS | 2 BATHROOMS

GUEST FLAT: OPEN PLAN ROOM WITH KITCHENETTE/SITTING ROOM AND EN SUITE SHOWER ROOM

OUTSIDE: FORMAL & INFORMAL GARDENS | HEATED SWIMMING POOL | DOUBLE GARAGE  
BLOCK AND A TRIPLE GARAGE BLOCK | PADDOCKS | STABLING | MANEGE

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## THE PROPERTY

Park Farm House stands in an enviable countryside location with far reaching views, yet only 2 miles from Flitwick station, where trains run directly to London St Pancras International from 40 minutes. Believed to date back to the mid 1800's, the house is believed to have been owned by the Duke of Bedford to house his estate manager and is now Listed Grade II.

Having undergone an extensive renovation, the main house enjoys an exceptionally high quality of finish to offer well balanced accommodation. The house has an extensive security system, with the main house on Redcare, grounds with infrared centrally monitored system and full CCTV. The Coach House has been renovated and the swimming pool has been recently added. The grounds have been carefully landscaped and the equestrian facilities have also been recently added.

The main house enjoys many features synonymous with the period, including high ceilings, fireplaces, and an elegant staircase. An entrance vestibule opens to a large reception hall with flag stone floor and a staircase rises to the first floor. An elegant drawing room comprises a stone fireplace with wood burner, two full height bay windows, wall light points and picture rails. The dining room joins seamlessly to the kitchen through a wide hall with lantern ceiling window, wing windows and ceiling spotlights.

An office boasts a range of bespoke handmade oak office furniture, wood burner encased in fire surround with mantelpiece and two full height bay windows.

Located off the kitchen is a newly constructed and most substantial orangery, which makes an excellent entertaining room, with under floor heating and doors out to the terrace.

A fabulous bespoke hand crafted kitchen finished in walnut, high lacquer gloss, unique art glass illuminated breakfast bar and high quality fully integrated appliances. The kitchen is cleverly designed with full height bi-folding walnut veneer doors to one whole wall to enclose most of the kitchen cabinets whilst entertaining. A range of walnut cabinets with granite tops compliment the black high lacquer cabinets. Integrated appliances include stainless steel American fridge freezer, Wolf pyroletic oven, Fisher & Paykel two level dishwasher, Miele five ring gas hob, Miele hood over, Miele warming drawer, microwave, Miele hot plate and BBQ grill, Miele dishwasher and steam oven. There is a funky breakfast bar with bespoke art glass multi colour remote top, designed by a famous glass artist. In addition, there is a black granite tiled floor with under floor heating, vaulted ceiling and French doors opening onto the terrace.





Cellar complex including sound proofed cinema room with integrated home media system, including remote blackout shutters, down and low level lighting. Foyer leading to the cinema room with drinks bar, wine fridge and DVD store room. Study with arched ceilings, range of handmade oak office furniture with desk, book shelves and cabinets.

Boot room off the reception hall and toilet, with bespoke fitments including granite and glass sink. A second, larger boot room, with stone floor, door to courtyard and door to laundry room with range of cabinets.

A leisure area is attached to the main house comprising a gym with hardwired sound system and media/tv points, ample space for sports equipment and an oak floor. Store room to house sports equipment with drinks fridge. Games room with vaulted ceiling, currently housing a pool table.

Large landing with doors to all first floor rooms.

Master bedroom suite comprising spacious vaulted bedroom with wood burner encased in contemporary surround and dual aspect windows. Dressing room with full range of bespoke Tulip wood painted furniture and a Victorian fireplace. En suite bathroom comprising large walk in shower/wet room, freestanding Victoria & Albert bath, with integrated mirror, front remote television, twin sinks and under floor heating.

Bedroom two with part vaulted ceiling, Victorian fireplace, oak floor and wardrobes. En suite shower room with under floor heating. Bedroom three with Victorian fireplace and wardrobes. Main bathroom with limestone floor, large walk in shower/wet room, twin stone sinks and under floor heating. Stairs to second floor guest bedroom suite comprising double bedroom with full height ceiling. En suite finished in a contemporary style with walk in/out shower enclosure and round sink standing on granite top.

## COACH HOUSE

Complimenting the main house is an attached coach house, offering excellent accommodation with a private entrance, leading to a large driveway with double oak framed garage with gardens.

Reception hall, sitting room with fireplace encasing a gas wood burner with wooden surround and mantelpiece. Large dining room with space for table and sofa. Rear hall with stairs to first floor, door to main house courtyard, cloakroom.

Kitchen breakfast room with range of bespoke beech fronted cabinets with granite tops. Integrated dishwasher, vegetable steamer, NEFF microwave, Maytag American stainless steel fridge freezer and freestanding DeLonghi professional stainless steel 6 ring gas hob cooker range. Utility room.

Study converted to offer a ground floor bedroom with en suite shower room. On the first floor are two double bedrooms, single bedroom and wet room with a large shower.

## GUEST FLAT

Private access comprising open plan bedroom with kitchen area comprising cabinets, sink and breakfast bar. Range of wardrobes. En suite shower room. Located above Triple Garage.

## OUTSIDE

Situated in a private, yet convenient location, the house is entered through large electric wrought iron gates into a driveway with turning circle and central water feature. The drive leads to a parking courtyard and a triple garage block.

The house enjoys a large garden with both formal and informal areas with large expanses of lawn, varied borders, mature trees and entertaining terraces. To the south of the house is a private relaxation area comprising heated swimming pool, hot tub within a gazebo, built-in stainless steel bar and BBQ area, pool house with changing room and toilet.

## EQUESTRIAN FACILITIES

The facilities have a private vehicle entrance with a concrete driveway leading to a new stable block and yard comprising, three stables, foaling box, tack room, machinery store and covered vehicular entrance into enclosed manege. Four small paddocks, starvation paddock and one large paddock. Water to paddocks. In all about 13.3 acres (5.378 ha)





## LOCAL AUTHORITY

Central Bedfordshire Council

## POSTCODE

MK45 5AY

## VIEWING

Strictly by appointment with Savills.

## IMPORTANT NOTICE

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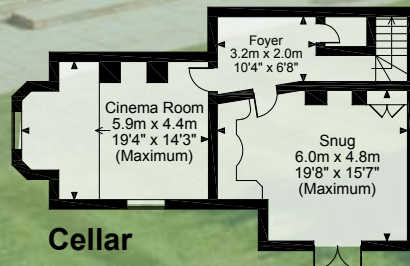
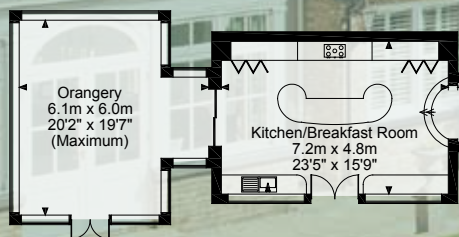
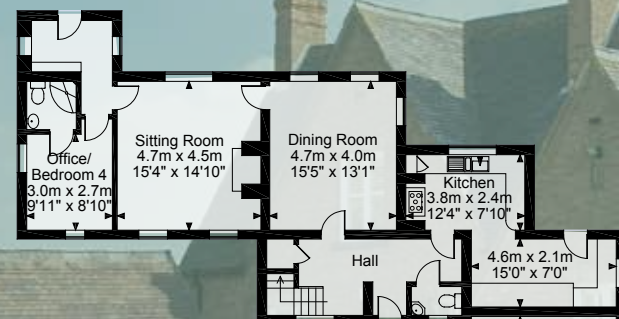


Coach House



# PARK FARMHOUSE

Main House gross internal area = 5,527 sq ft / 514 sq m  
 Garage including Carport gross internal area = 747 sq ft / 70 sq m  
 Coach House gross internal area = 1,664 sq ft / 155 sq m  
 Stables gross internal area = 988 sq ft / 92 sq m  
 Guest Flat gross internal area = 431 sq ft / 40 sq m  
 Summer Room gross internal area = 226 sq ft / 21 sq m  
 Total gross internal area = 9,583 sq ft / 892 sq m

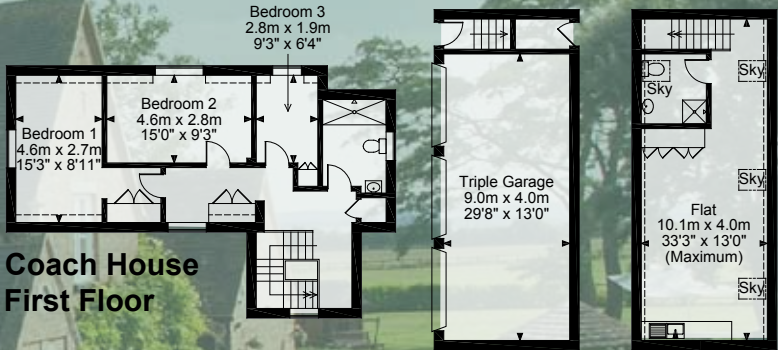


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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**Coach House  
First Floor**

**Guest Flat**



4.8m x 4.2m  
15'9" x 13'7"



**Stables**

For identification purposes only.  
Not to scale.



