

## Eakley Lanes, Stoke Goldington, MK16

Guide Price £800,000

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**Please quote KM0096** - Beautiful four bedroom Grade II listed 18th century stone farmhouse in a superb rural location, boasting ample off street parking, glorious part wall-enclosed gardens and stables, as well as a 'going concern' of three studio apartments, currently for rental via AirBnB.

Enviably situated in a small hamlet set within stunning surrounding countryside moments from the Salcey Forest, the property offers impressive accommodation with a wealth of character appeal and original features. Constructed of stone, under a slate roof, this wonderful home exudes a real warmth and sense of history, with exposed beamed ceilings, panelled walls, and beautiful fireplaces throughout.

Features include three elegant reception rooms, a well equipped farmhouse style kitchen, four large double bedrooms, dressing area/shower and adjoining family bathroom, spacious cellar, gas central heating via radiators, large original windows, and ample inbuilt storage.

Accommodation comprises entrance hall with turning staircase rising to the first floor, decorative panelling, access to downstairs WC and door to the rear. The wonderful sitting room, with front aspect windows with bench seating and 'Inglenook' fireplace with wooden burning stove, offers an inviting space for relaxing and entertaining. A further dining room, also with front aspect windows and bench seating, provides a further 'stone mullion' surround fireplace with exposed brickwork and stone hearth. The separate kitchen/breakfast room, with attractive quarry tiled flooring, comprises a farmhouse style range of units with work surfaces incorporating inset sink unit, space for range style cooker, integrated fridge freezer, and further space for appliances. A utility room and pantry provides additional work and appliance space. A generous study, with front aspect bench seating windows completes the ground floor accommodation. A large cellar with two areas is accessible via the entrance hall. To the first floor, there are four well proportioned double bedrooms, plus a dressing area with shower which leads through to a family bathroom with free-standing bath, Juliette style basins and low level WC.

Externally, the gardens are part wall-enclosed, offering a lawn, well stocked with shrubs, trees and mature planting, as well as patio, courtyard and vegetable patches. A chicken shed conceals an old well.

The property also benefits from stabling, and three studio apartments with considerable rental potential.

### **Location**

The property occupies a secluded and peaceful location within easy reach of neighbouring Olney, with its variety of local shops and amenities, including clothing shops, cafes, restaurants, supermarkets, a health centre, dentist, optician and Nationwide building society. For a wider array of shops, the larger centre of Milton Keynes is just a short drive away, also providing railway services for excellent connections to London and the North. The M1 is also within easy reach for vehicular access, with Luton and East Midlands airports within approximately an hour's drive. The immediate area is also well served by excellent schools, a thriving community spirit with regular clubs for all ages, and outstanding countryside.

Viewings are highly recommended.

## Key Features

- Beautiful Four Bedroom 18th Century Grade II Listed Farmhouse
- Impressive Character Accommodation
- Glorious Part Wall-Enclosed Gardens
- Peaceful and Secluded Rural Location
- Short Drive to Milton Keynes
- Three On-Site Rental Studio Apartments
- Wealth of Original Features
- Stabling and Off Street Parking
- Easy Access Local Amenities
- Please quote KM0096



TOTAL FLOOR AREA : 2755sq.ft. (255.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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