



The Old Crown Inn, High Street, Great Barford
Guide price £1,000,000



LATCHAM —
— **DOWLING**
ESTATE AGENTS

GUIDE PRICE £1,000,000 - £1,125,000

METICULOUSLY RENOVATED AND SUBSTANTIAL PERIOD HOME IN THE HEART OF THE VILLAGE AND WITH A DETACHED ONE BEDROOM ANNEXE

'The Old Crown Inn' has undergone a complete renovation by the current owners, who have spared no expense when it came to the quality of the materials and finish of this true 'labour of love'. The attention to detail is outstanding and to see the wonderful family home that has been created is quite amazing!!

This handsome Grade Two Listed residence now boasts four reception rooms (with the sitting room offering a gorgeous Inglenook open fireplace), a separate snug/ office, a completely bespoke hand built kitchen with a vaulted ceiling and a separate utility room, the ground floor also offers a separate shower room and a versatile ground floor double bedroom. To the first floor, there are three further double bedrooms (with the principle suite also offering an ingenious en suite shower room), the family bathroom and even a separate dressing room!

In addition to all of this, there is also a completely separate detached annexe which is set to the rear of the plot and currently offers a fantastic bar/ entertaining area with a mezzanine above, another bedroom and a separate shower room - What more could you want??

The house sits on a well proportioned plot of 0.17 acres with electrically operated gates leading to an extensive private driveway providing off road parking for up to seven cars, a 17' garage and an extensive South facing landscaped garden complete with outdoor kitchen and large entertaining areas.

Viewing is absolutely essential to fully appreciate the style, quality of finish and the attention to detail on offer within this amazing family home.

Entrance Via

Sitting Room

13'3 x 15'5 max into chimney recess (4.04m x 4.70m max into chimney recess)

Snug/ Office

10'8 x 5'2 (3.25m x 1.57m)

Study

12'6 x 9'3 (3.81m x 2.82m)

Living Room

19'7 max x 15'4 max (5.97m max x 4.67m max)





Breakfast Room
17'5 x 10'2 max (5.31m x 3.10m max)

Kitchen
14'11 x 12'4 (4.55m x 3.76m)

Utility Room
9'3 x 8'1 (2.82m x 2.46m)

Shower Room
9'2 x 3'11 (2.79m x 1.19m)

Ground Floor Bedroom
12'6 x 12'5 (3.81m x 3.78m)

First Floor Landing

Principle Bedroom Suite
13'4 x 11'3 (excluding entrance lobby) (4.06m x 3.43m (excluding entrance lobby))

En Suite Shower Room
8'11 x 4'4 max (2.72m x 1.32m max)

Bedroom Two
14'3 x 8'5 (4.34m x 2.57m)

Bedroom Three
12'11 x 9'5 (3.94m x 2.87m)

Dressing Room
10'4 max x 8'2 max (3.15m max x 2.49m max)

Family Bathroom
11'5 x 5'11 (3.48m x 1.80m)

Annexe - 'The New Crown'

Bar/ Entertaining Area
19'0 x 15'2 (5.79m x 4.62m)

Mezzanine
15'1 x 5'10 (4.60m x 1.78m)

Bedroom
15'2 max x 12'4 (4.62m max x 3.76m)

Shower Room
9'0 x 6'7 max (2.74m x 2.01m max)

Store
5'1 x 3'6 (1.55m x 1.07m)

Gardens And Parking

Garage
17' x 9'10 (5.18m x 3.00m)

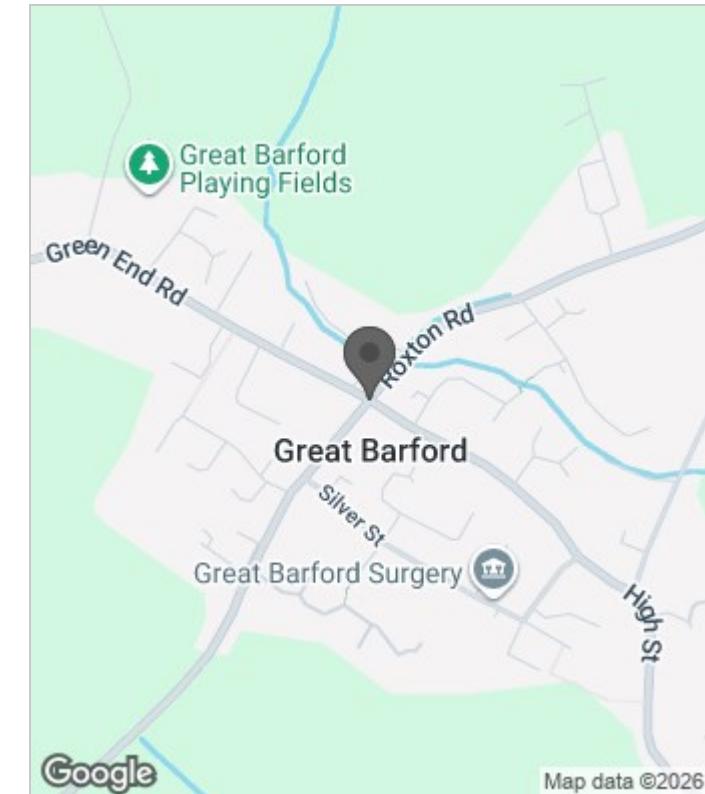


High Street, Great Barford, Bedford, MK44

Approximate Area = 2139 sq ft / 198.7 sq m
 Annexe = 694 sq ft / 64.5 sq m
 Outbuilding = 144 sq ft / 13.4 sq m
 Total = 2977 sq ft / 276.6 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
 Incorporating International Property Measurement Standards (IPMS2 Residential). ©rltchecom 2025.
 Produced for Latcham Dowling Ltd. REF: 1386847



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.