



"Munkmans", Brook End, Potton, SG19 2QS
Offers over £475,000

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ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this unique piece of Potton History. The property is believed to date back to before 1780. We understand that the property was originally a single story dwelling with the second floor being added sometime after the great fire of 1783. As a young chap, I used to deliver papers to this house and even back then I was always drawn by this properties kerb appeal. The property has been in the same family now for over 135 years so this really is a rare opportunity to own this home.

The property itself is classed as a three bedroomed property however there is a further room off Bedroom three that has been used as a study. You could use the room as a nursery, study or put a bed in there. The choice is yours. As you enter the property you are entering the original part of the home with features such as quarry tiled flooring, "Parquet" flooring, beams etc. The accommodation on the ground floor comprises of Sitting room, 19'8 lounge, kitchen, utility room and Wc. To the first floor is a wonderful master bedroom that is 22' in length, is triple aspect and has a 9'2 x 7'7 En Suite. There are two further double bedrooms as well as the previously mentioned study/Nursery room.

As mentioned before, the property is just yards from the market square yet offers parking for three cars as well as having a Tandem length garage. The garden is South West facing and is a real suntrap with an array of plants, flowers and shrubs as well as a pear tree. To the rear of the garden is a brick building that in days gone by was used as a stable and is 13'4 x 11'8.

Potton is a market town with many amenities. It has two schools, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3- and 4-mile drive respectively both offer mainline train stations to London St Pancras.

CHAIN FREE

Entrance

Entrance Lobby





Sitting Room
11'9 x 10'4 (3.58m x 3.15m)

Inner Hallway

W.C.

Living Room
19'2 x 15'1 (5.84m x 4.60m)

Utility Room
8'11 x 7'2 (2.72m x 2.18m)



Kitchen
13'1 x 12'5 (3.99m x 3.78m)

First Floor

Landing

Bedroom One
21'2 max x 15'2 (6.45m max x 4.62m)

En Suite
9'7 x 7'5 (2.92m x 2.26m)

Bedroom Two
12'4 x 10'9 (3.76m x 3.28m)

Bedroom Three
9'5 x 8'11 (2.87m x 2.72m)

Study/Dressing Room
8'5 x 6'5 (2.57m x 1.96m)

Bathroom
8'5 x 5'11" (2.57m x 1.80m)

Outside

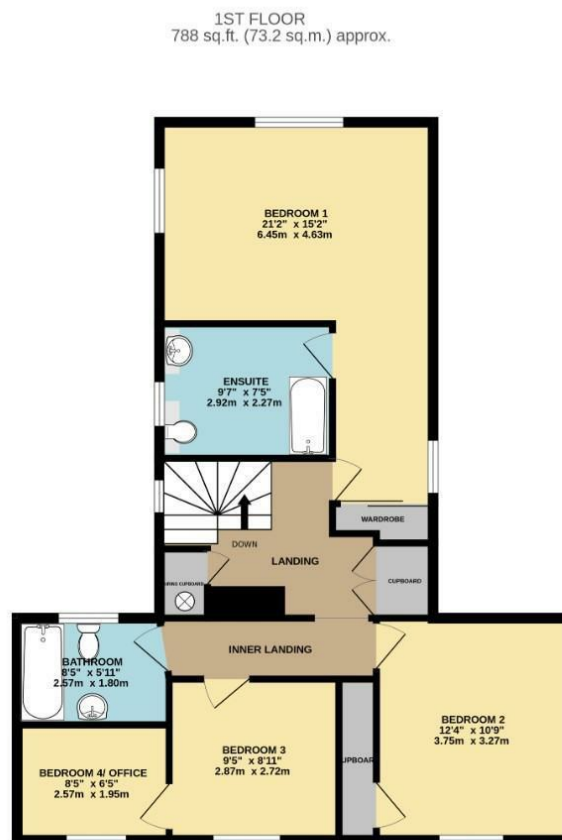
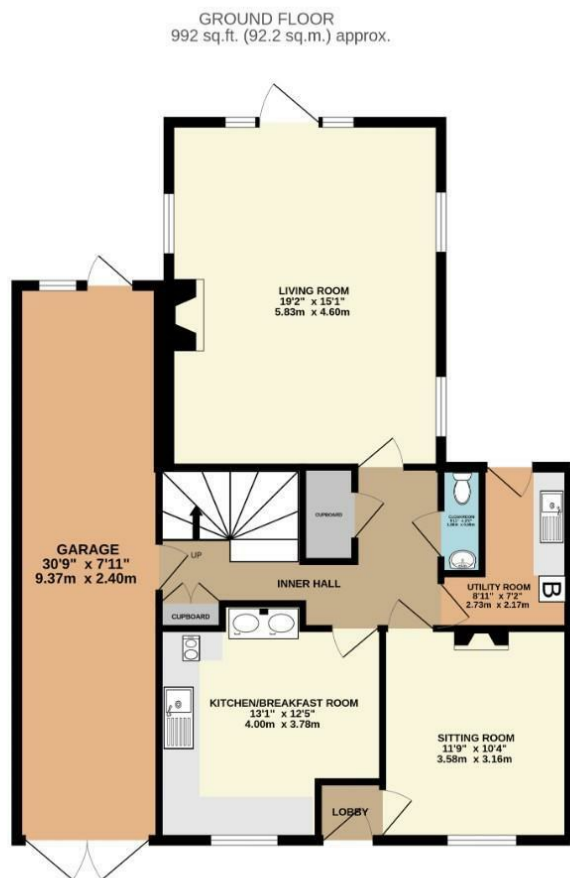
Front Garden

Rear Garden

Former Stable
13'4 x 11'8 (4.06m x 3.56m)

Garage
31' x 8'8" (9.45m x 2.64m)

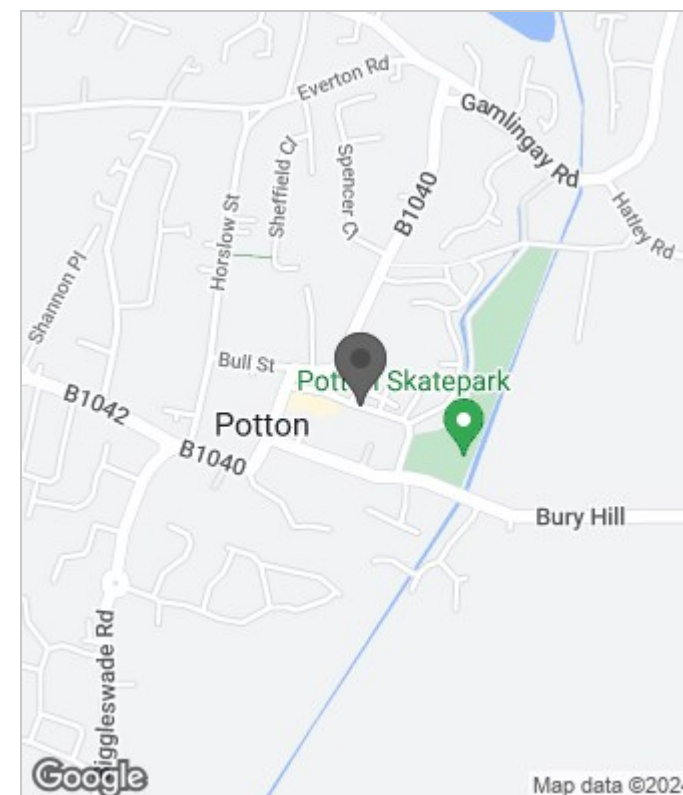




TOTAL FLOOR AREA : 1780 sq.ft. (165.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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