



EASTER COTTAGE
15 TYRELLS END, EVERSHOLT

JACKSON-STOPS 



**EASTER COTTAGE, 15 TYRELLS END
EVERSHOLT, BEDFORDSHIRE MK17 9DS**

TOTAL APPROX. FLOOR AREA 996 SQ FT / 92.4 SQ M

A STYLISHLY PRESENTED AND CHARACTERFUL HOUSE WITH ITS OWN STUDIO/ANNEX, PRIVATE PARKING AND GOOD SIZE COUNTRY GARDEN SET IN THE HIGHLY SOUGHT-AFTER VILLAGE OF EVERSHOLT.



DISTANCE (APPROX.)

WOBURN ABOUT 2½ MILES

AMPTHILL ABOUT 5 MILES

MILTON KEYNES ABOUT 9 MILES

FLITWICK STATION ABOUT 6 MILES

GROUND FLOOR

- Sitting room
- Kitchen/Dining Room

FIRST FLOOR

- Principal bedroom
- Second double bedroom
- Family bathroom

ANNEX/STUDIO

- Living/bedroom area
- Kitchenette
- Shower room

OUTSIDE

- Private parking for two to three cars
- Pretty patio garden
- Good size country garden with views
- Super village walks on the doorstep
- OFSTED 'Outstanding' village lower school

THE PROPERTY

Offering the very best in village life, Easter Cottage offers a unique combination of house, studio/annex and outdoor space.

The property enjoys a pleasant location in the heart of Tyrells End amongst open countryside and many fine walks around the village and to Woburn deer park.

Formerly a three bedroom home and could be converted back, the owners have carefully restored and improved the house with refitted kitchen including Eco AGA, remodelled bath/shower room and added modern electric heating.

In keeping with the era of the property character features include an open fireplace, vaulted ceilings, exposed beam work, quarry tiled flooring and natural wood doors.

Of worthy note is the unique garden studio/annex which offers additional living space for visiting relatives/guests or is an ideal and quality work from home environment.

The features continue outside with a particularly pretty and private courtyard, perfect for outdoor dining. For vehicles there is private parking for two to three cars and a further good size west facing garden with lawns, pond, vegetable beds, potting shed and workshop overlooks farmland.

A viewing is highly recommended to appreciate the lifestyle and accommodation that is on offer at this unique village home.

ACCOMMODATION

The property is entered via a wooden and multipaned door which opens into the sitting room where a central floor to ceiling fireplace has an open grate and provides a focal point. The room also features engineered wood flooring, an Econ 10 heater and window to the front.



Flowing from here, the stylish kitchen/dining room comprises a double ceramic sink unit with mixer taps and beech worktops. With a farmhouse free standing feel there is a central island with additional storage under and further low-level cupboards having bespoke wooden shelving above. Set into a chimney surround a modern electric Eco AGA has twin hot plates and two ovens which provide cooking facilities. Adjacent to this is a recently installed (2023) Fisher electric boiler which provides instant hot water. The room also has ceiling beams, quarry tiled flooring and stairs rise to the first floor. A handy rear porch opens from the kitchen into the courtyard and has ample space for walking boots, wellingtons, shoes and coats.

On the first floor landing a trap door provides access to the loft and doors lead to both bedrooms and the bath/shower room. Originally two bedrooms which could easily be converted back. The main bedroom has two windows to the front aspect and tall vaulted ceiling with exposed beam trusses. The height of the room creates a pleasant feeling of space and is finished with engineered wood flooring and an Econ 10 heater. A second double bedroom has a view to the rear with an over-stairs storage cupboard.

Remodelled to include a free-standing shaped bath and separate fully tiled shower with glazed door the bathroom is a good size and finished with white sanitary ware. Further detail includes panelling to dado height, ceramic tiling and a heated towel rail.

STUDIO

Converted from original outbuildings, the studio is a fabulous use of space offering versatility as additional living and utility areas or as an independent home office. Within the studio there is a day/fold out bedroom area with a kitchenette which has a sink unit, space for washing machine and tumble dryer. A bi-fold window has a nice outlook to the courtyard and a vaulted ceiling with Velux window allows extra light into the room. Completing the studio a shower room is finished with clean lined white sanitary ware with ceramic tiling and includes a vanity wash hand basin, wc and walk-in shower area. The living area benefits from electric underfloor heating and the bathroom has a heated towel rail.



OUTSIDE

Easter Cottage has a picket gate entrance with pathway bordered by lawns and flower beds.

At the rear is private parking and turning for two/three cars which leads to the long rear garden. Backing onto farmland the westerly facing garden is arranged into areas of interest. Lawns are set around flower borders with trees and plants. There is a potting shed, vegetable planters, shallow wildlife pond and a good size timber workshop.

LOCATION

Eversholt is a village of many “Ends” lying in pretty wooded countryside just outside Woburn Abbey’s park land. The focal point is the village green with church, village hall, cricket ground, swimming pool and The Green Man public house is run by Candice Brown - winner of the Great British Bake Off. The lower school has an excellent reputation and an ‘Outstanding’ OFSTED rating. The village is within easy reach of Milton Keynes, Leighton Buzzard, Luton, Dunstable and Bedford. Trains to London (St Pancras International) are available within 35 minutes at Flitwick and Harlington or Milton Keynes/Leighton Buzzard to Euston within 45 minutes. The nearby Georgian village of Woburn has, an excellent range of restaurants and independent shops with The Safari Park, historical Abbey and Gardens as well as Championship golf club.

PROPERTY INFORMATION

Services: Mains Water, Drainage, Electricity

Local Authority: Central Bedfordshire Council.

Telephone: 0300 300 8000

Outgoings: Council Tax Band: C

Tenure: Freehold

EPC Rating: “D”

Viewing: Strictly by appointment via Jackson-Stops. 1 Market Place, Woburn, MK17 9PZ Tel:01525 290 641





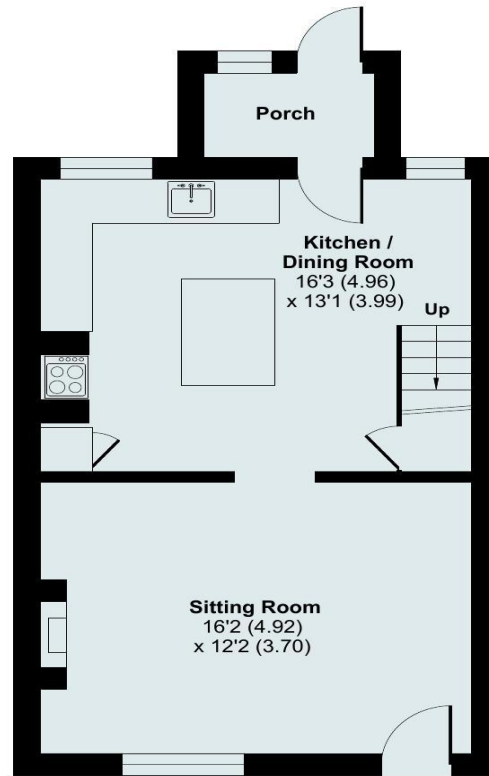
Easter Cottage, Tyrells End, Eversholt

Approximate Area = 860 sq ft / 79.8 sq m

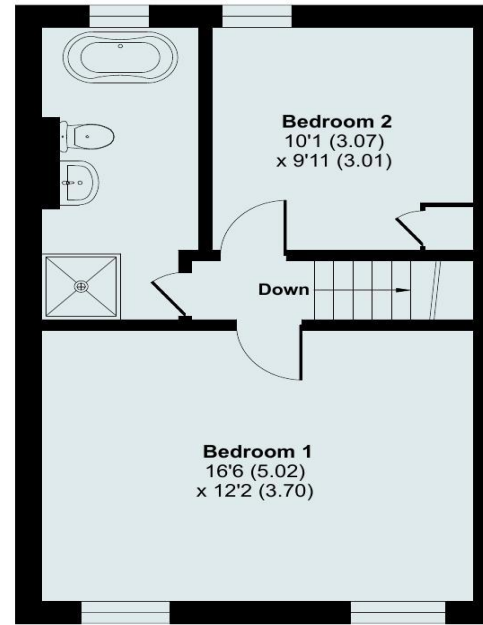
Annexe = 136 sq ft / 12.6 sq m

Total = 996 sq ft / 92.4 sq m

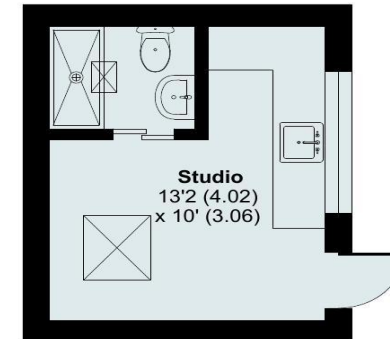
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



ANNEXE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1509668

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

WOBURN

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