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The Old House Totternhoe Road, Eaton Bray, Dunstable, LU6  
2BD



# The Old House Totternhoe Road, Eaton Bray, Dunstable, LU6 2BD

## Guide Price £1,450,000

- GRADE II LISTED 16TH-CENTURY DETACHED COTTAGE
- BEAUTIFULLY BLENDED PERIOD FEATURES AND MODERN LIVING
- BESPOKE HAND-CRAFTED KITCHEN WITH AGA AND ISLAND
- HEATED SWIMMING POOL WITH SUN TERRACE AND BREEZE HOUSE
- 60 FT BARN/WORKSHOP WITH CONVERSION POTENTIAL (STPP)
- FIVE WELL-PROPORTIONED DOUBLE BEDROOMS
- MAGNIFICENT 37 FT VAULTED LOUNGE WITH LOG BURNER
- APPROXIMATELY 1.4 ACRES OF PRIVATE LANDSCAPED GARDENS
- FULLY FITTED SUMMERHOUSE – IDEAL FOR HOME OFFICE OR BAR
- INTERACTIVE VIRTUAL TOUR

Set within beautifully landscaped grounds behind secure electric gates, this iconic Grade II listed 16th-century five-bedroom detached cottage offers a rare blend of historic charm and modern luxury. Known as The Old House—formerly Old Timbers—this exceptional home showcases centuries of character, enhanced and maintained to the very highest standards.

Original features abound, including exposed beams, fireplaces, brickwork, drop-latch doors, and a striking solid oak front door with internal panelling and canopy sourced from Eaton Bray Manor. Recent works include the replacement of the thatch ridge and full refurbishment of the remaining thatch. This has resulted in a Master Thatchers certificate being issued stating the roof will not require any further work for 20 years

Thoughtfully extended, the property incorporates former barns seamlessly into the main house, combining cosy cottage rooms with impressive modern living spaces. The snug, sitting room, and breakfast room offer inviting retreats, complemented by a utility room with Butler sink and a downstairs W.C. The bespoke hand-crafted kitchen is the heart of the home, featuring a four-oven gas-fired Aga, double Butler sink, granite-topped island, built-in window seat, wine rack, and display cabinetry. From here, the space flows into a magnificent converted barn—a breathtaking 37 ft vaulted lounge with oak flooring, oversized log burner, skylights, and patio doors opening onto the sun terrace.

Upstairs, the original cottage accommodates five well-proportioned double bedrooms, served by a full four-piece family bathroom and a beautifully fitted shower room.

### Grounds

The grounds extend to approximately 1.4 acres, offering complete privacy and backing onto open farmland. Immaculately maintained gardens include sweeping lawns, mature borders, and an array of established trees such as silver birch, willow, and apple varieties used to produce the property's very own Old House Cider. A sun terrace sits directly behind the home, framing the recently upgraded heated swimming pool and luxurious breeze house—ideal for entertaining. Beyond, a fully fitted summerhouse provides the perfect setting for a home office or outdoor bar.

To the side, a substantial barn/workshop (approximately 60 ft in length) offers huge potential for conversion (STPP), with endless possibilities including annex accommodation, a home office, gym, or secure storage for multiple vehicles.

The Old House is a truly unique residence, offering style, history, and exceptional living space both inside and out. Viewing is highly recommended to fully appreciate all that this remarkable home has to offer.



TOTAL FLOOR AREA : 4860 sq.ft. (451.5 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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