



**Little Farmhouse  
St Neots Road  
Bolnhurst  
Bedford MK44 2EP  
and Outbuildings with Planning Consent/Building Plot/Barn Conversion**



# Little Farmhouse, St Neots Road, Bolnhurst

## 17th Century Grade II Listed Thatched Cottage

An outstanding opportunity to purchase a stunning 17th Century three/four bedroomed Grade II Listed rendered Thatched Cottage and Barns in the North Bedfordshire area which stands on two thirds of an acre.

Although fully modernised the Cottage is offered with plenty of period character as well as high quality luxury fitted fitments throughout.

To the exterior there is the benefit of fully enclosed, extremely private gardens with Duck Pond, Summer House, Koi Pond and Greenhouse.



The accommodation includes a 'Farmhouse' Kitchen/Breakfast Room, Lounge, Dining Room, Sitting Room/Bedroom, Utility Room, Cloakroom, Large Main Bathroom/Shower Room and En-suite Shower Room to Master Bedroom.

Oil fired radiator central heating system.

Double glazed windows with hardwood surround together with 3065 sq ft of office, storage and garaging which would be of great use/benefit to a prospective purchaser looking to run a business from home.

The Barns have full planning to convert to a separate dwelling.

There is a great deal of off road parking facility accessed through splendid electric private gates.

Full Planning Consent has been granted under Planning Application No: 21/00532/FUL for the conversion of the barn to a dwellinghouse. The conversion provides over 300 square metres of accommodation.

**Highly recommended**



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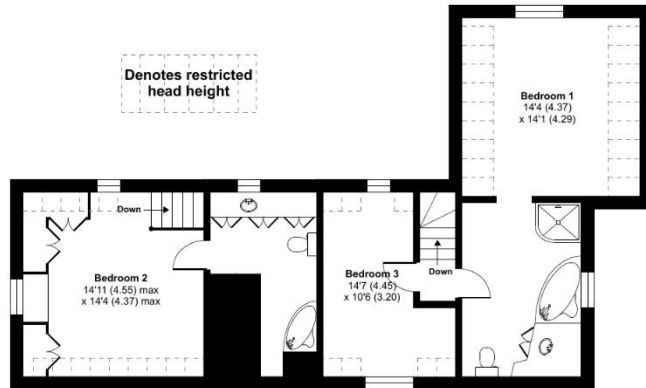


## St. Neots Road, Bolnhurst, Bedford, MK44

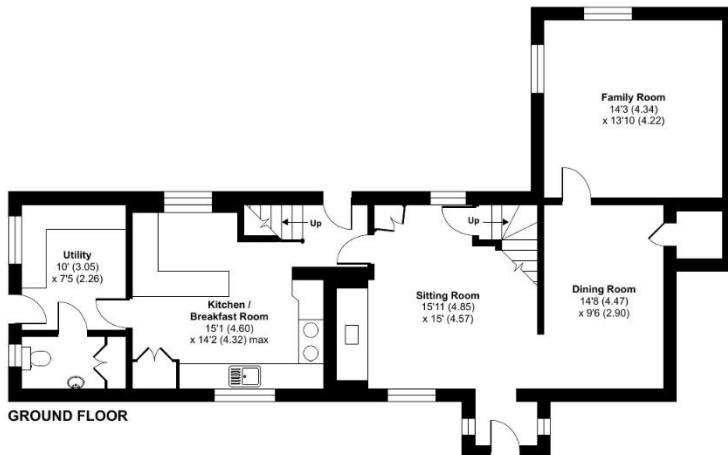


Approximate Area = 1718 sq ft / 159.6 sq m  
 Limited Use Area(s) = 125 sq ft / 11.6 sq m  
 Outbuilding = 3419 sq ft / 317.6 sq m  
 Total = 5262 sq ft / 488.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

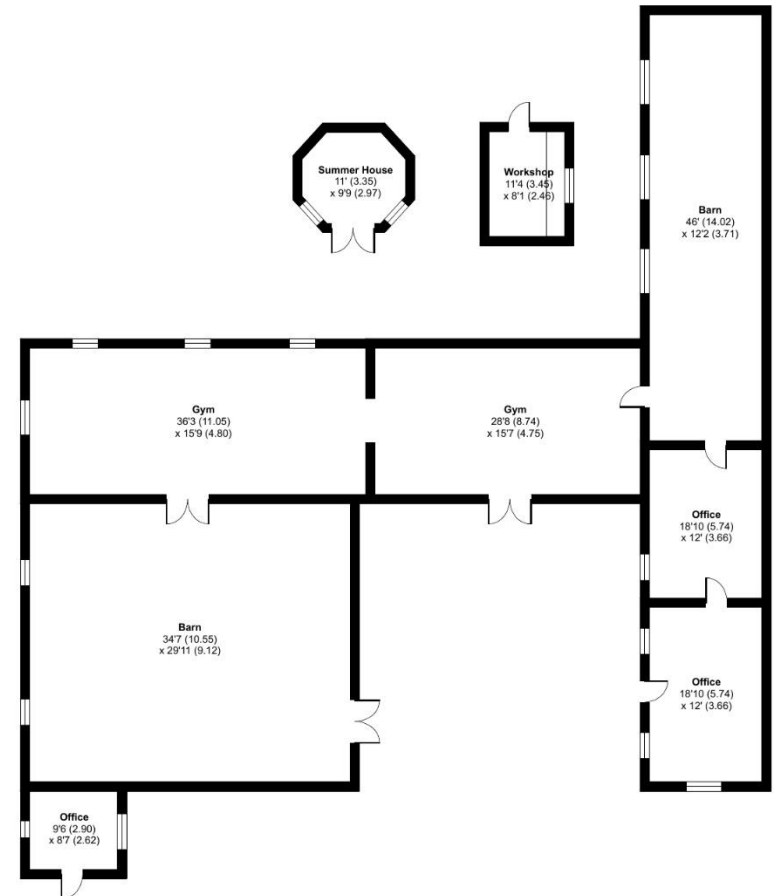
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Taylor & Co Land and Property Consultants. REF: 891864

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### Local Authority

Bedford Borough Council  
Council Tax Band F

Under Planning Application No: 21/00534/FUL – Permission has been granted for the conversion of the barn to a dwellinghouse

### Tenure

Freehold

### Viewing

By appointment only

### Agent

Taylor & Co – 01234 391099

### Important Notice

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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