



# Cobweb Cottage

17, Southill Road, Broom,  
Bedfordshire, SG18 9NW

Offers in the region of £750,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Location Location Location!! Cobweb Cottage is a stunning four bedroom 'Chocolate Box' cottage sympathetically refurbished to create a fantastic home bursting with character and charm, yet with a modern twist. The property boasts a 20ft kitchen breakfast room, separate study and garage with the opportunity to create a separate annexe (STPP) or for an industrious family who wish to work from home. The property is located in the beautiful quintessential village of Broom just a short stroll to the village pub and farm shop.

- Much improved and beautifully presented - a credit to the current owners !
- Two reception rooms and useful study
- Views over paddock land to the rear
- Detached garage and further carport with plenty of parking
- Beautiful bespoke fitted kitchen/family room with peninsular island and french doors onto the rear garden
- Stylish 15ft orangery with underfloor heating and integrated audio speakers
- Recently re-thatched
- Sought after village boasting a traditional village pub and farm shop



## Ground Floor

### Entrance Hall

Vaulted ceiling with porthole window to side. Door into:

### Dining Room

12' 3" x 12' (3.73m x 3.66m) Double glazed leaded light window to front. Door to staircase leading to first floor. Exposed brick chimney with inset electric coal effect stove and brick hearth. Storage cupboard. Exposed ceiling beams. Exposed brick arch through to:

### Inner Hall

Doors into study, living room, kitchen and shower room. Radiator.

### Study

7' 2" x 6' 10" (2.18m x 2.08m) Double glazed leaded light window to side with brick sill. Exposed wall and ceiling beams.

### Living Room

18' x 14' 7" (5.49m x 4.44m) Double glazed leaded light window to side. Feature exposed brick chimney breast with raised brick hearth and inset dual fuel log burning stove. Exposed wall and ceiling beams. French doors into the orangery.

### Orangery

15' 3" x 13' 2" (4.65m x 4.01m) Timber construction 'David Salisbury' orangery with glass roof and multi-pane windows to all aspects and French doors opening onto the rear garden. Tiled flooring with under floor heating. Integrated audio.

### Kitchen

21' 1" x 12' 3" (6.43m x 3.73m) Re-fitted bespoke kitchen comprising a range of wall and base units with solid wood worksurfaces over. Butler sink. Fitted Neff double ovens. Integrated microwave, washing machine and dishwasher. Space for American style fridge/freezer. Peninsular island with breakfast bar and space for stools. Double glazed window and french doors opening onto the rear garden. Exposed ceiling beams. Stone floor. Radiator.

### Shower Room

Suite comprising corner shower cubicle, low level flush wc and wash hand basin. Wall and floor tiling. Heated towel rail. Extractor fan.

### First Floor

### Landing

Split level landing with exposed beams to part vaulted ceiling and wall. Airing cupboard. Hatch to partially boarded loft space.



## Bedroom 1

18' x 13' (5.49m x 3.96m) Two double glazed leaded light windows to side with views over paddock land.

## Bedroom 2

12' 8" x 12' 2" (3.86m x 3.71m) Double glazed leaded light window to front. Stripped wood flooring. Vaulted ceiling with exposed beams. Radiator.

## Bedroom 3

9' 7" x 9' 6" (2.92m x 2.90m) Double glazed leaded light window to front. Vaulted ceiling with exposed beams. Built in wardrobes. Radiator.

## Bedroom 4

9' x 7' 4" (2.74m x 2.24m) Double glazed leaded light window to side. Built in wardrobes. Radiator.

## Bathroom

Re-fitted three piece suite comprising freestanding bath, two pedestal wash hand basins and low level flush wc. Tiled walls. Wood effect flooring. Double glazed leaded light window to side.



## Outside

### Front Garden

Enclosed by wall and timber fencing. Five bar gates at either end of 'in and out' driveway providing off road parking for several cars. Oak framed double car port with wooden doors and tool store to side. 17'1 x 16'9.

Further driveway leading to detached double garage/studio providing additional parking.

### Detached Garage/Studio

Remote control roller shutter door. Power and light connected. Rubber matting flooring. Door leading to staircase to first floor where there are currently two bedrooms and a shower room. The garage could be converted further to provide annexe accommodation as has its own separate entrance or would make a great home office space.

The property benefits from an 'Anderson' electric car charging point

### Rear Garden

Enclosed by wall and timber fencing and enjoying a very private aspect. Various patio areas and well stocked shrub beds and borders. Water feature. Timber garden shed. Thatched pergola (available by separate negotiation). Gated access to front.

#### AGENTS NOTE

We understand there was a planning application submitted for 50 affordable houses on the land to the rear of the property, we have been advised that the application has now been withdrawn.

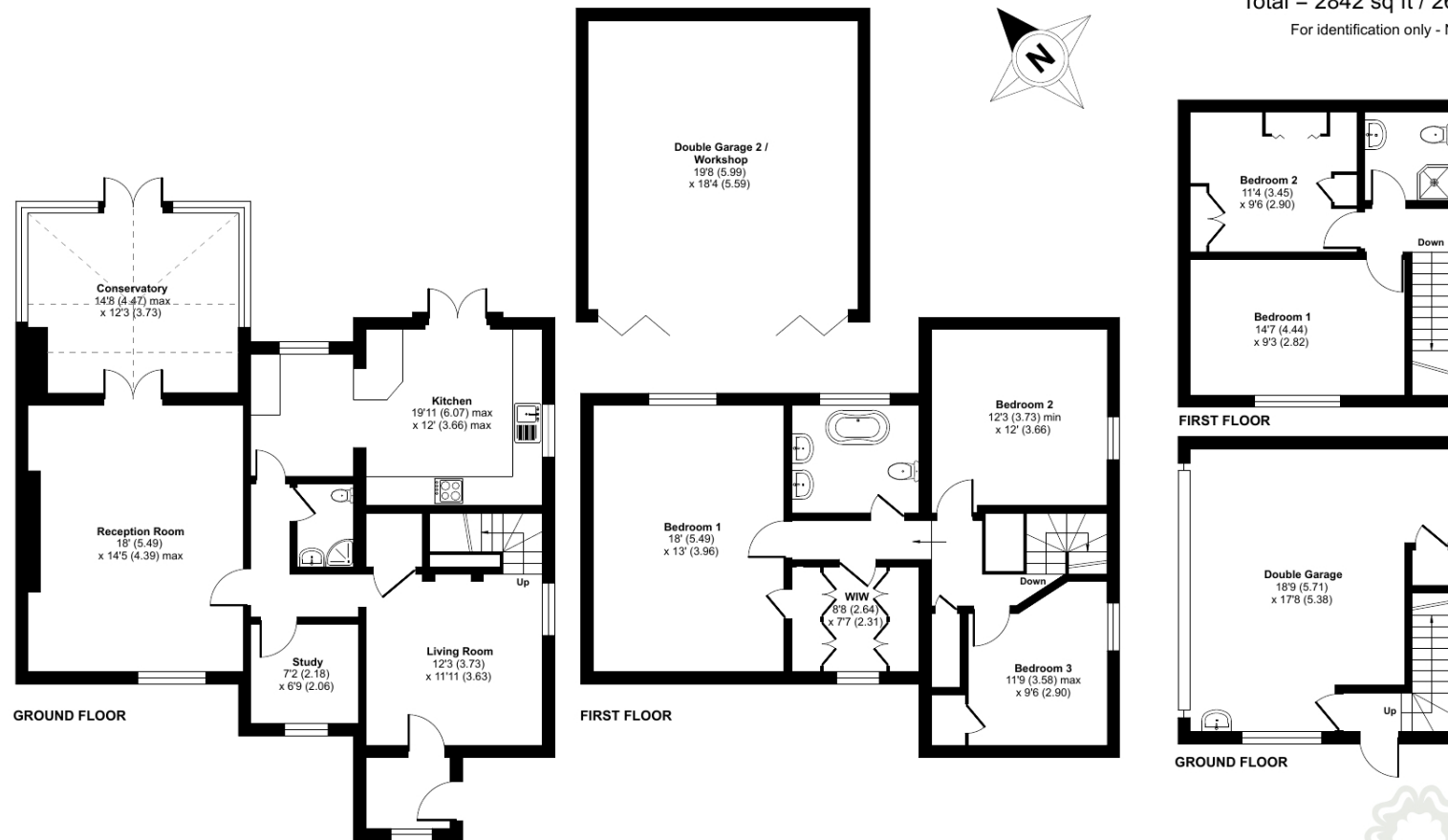
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



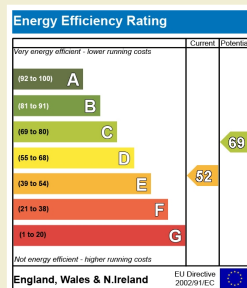


Approximate Area = 1798 sq ft / 167 sq m  
 Double Garage = 342 sq ft / 32 sq m  
 Double Garage First Floor = 342 sq ft / 32 sq m  
 Garage / Workshop = 360 sq ft / 33 sq m  
 Total = 2842 sq ft / 264 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Country Properties. REF: 802840



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Viewing by appointment only

**Country Properties** | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: [shefford@country-properties.co.uk](mailto:shefford@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

