

# CEILIDH COTTAGE

KEYSOE ROW WEST • KEYSOE • MK44 2JJ





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## AT A GLANCE

- Charming, detached cottage with characterful elevations.
- Delightful gardens and outstanding views of the surrounding rural landscape.
- Attractively extended, remodelled and enhanced accommodation.
- Dual-aspect lounge with wood burning stove and French doors opening onto the garden.
- Dining room with quarry-tiled floor and wood burning stove.
- Carefully crafted kitchen with quarry-tiled floor, vaulted ceiling and comprehensive range of cabinets.
- Two comfortable double bedrooms.
- Spacious bathroom with bath and separate shower, plus guest cloakroom.
- Driveway and five-bar gate to ample private parking and detached garage.
- Peaceful, village environment yet convenient for access to major road and rail links.

## THE PROPERTY

Ceilidh Cottage is a charming and beautifully presented village home, perfectly located within this delightful rural landscape.

The property, with characterful Flemish Bond elevations, has been extended, remodelled and upgraded over the years to offer accommodation of undoubted quality, with characterful yet surprising spacious living space, a well-crafted kitchen, two comfortable double bedrooms, a well-appointed bathroom with bath and separate shower, and a ground floor cloakroom.

A particular feature of the cottage is the attractive garden which takes full advantage of the perfect village setting, with lawn, seating areas for relaxing and entertaining and open fields to the rear. There is private, off-road parking, a detached garage, timber shed and garden store.



**Peter  
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Guide Price £395,000

**Kimbolton branch: 01480 860400**  
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## LOCATION

Keysoe offers a blend of period properties as well as modern executive homes and benefits from a Parish Church. The property is in the Sharnbrook Upper School catchment area and there is also the benefit of Kymbrook Lower School, in Keysoe Row East, which is in the Sharnbrook Upper School catchment area. Bedford and St Neots mainline stations offer fast and frequent services to London's St Pancras International station and London Kings Cross respectively.

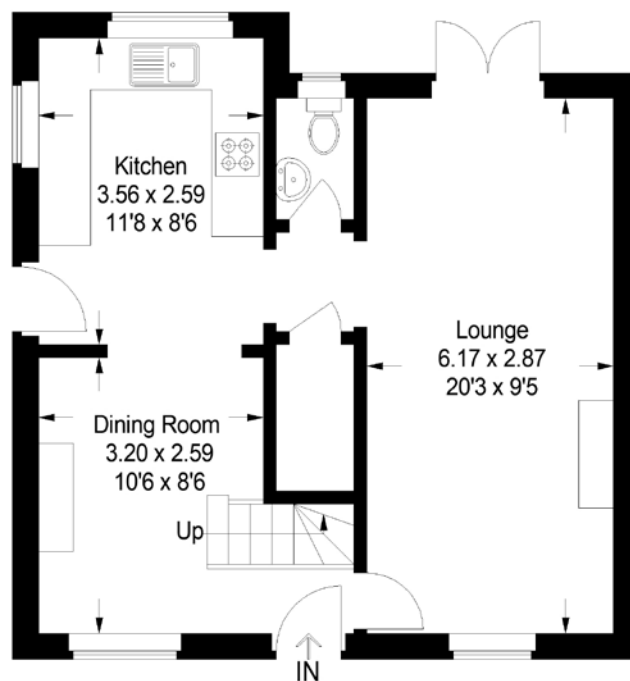
Kimbolton is approximately four miles away which offers a variety of amenities including shops and cafes, pub/restaurant, Indian restaurant, supermarket, chemist, dentist and health centre, veterinary practice and garage, along with one of the area's leading private schools, Kimbolton School, and Kimbolton Primary Academy.

Approximate Gross Internal Area

76.6 sq m / 824 sq ft

Garage = 21.6 sq m / 232 sq ft

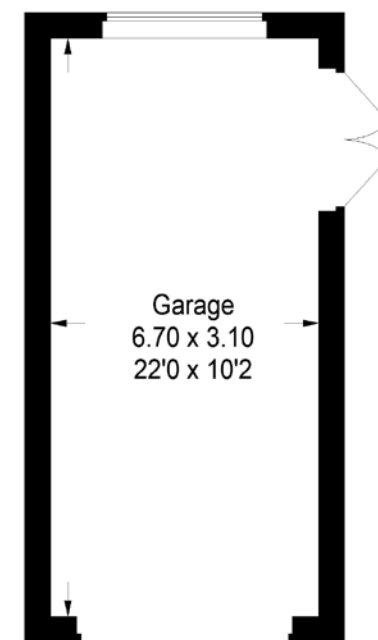
Total = 98.2 sq m / 1056 sq ft



**Ground Floor**



**First Floor**



**Garage**  
6.70 x 3.10  
22'0 x 10'2

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1200093)

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