



55, The Baulk

Biggleswade,
Bedfordshire, SG18 0QA
£3,000 pcm

country
properties

A charming detached family home on The Baulk, situated within the heart of Biggleswade. This beautiful family home has been renovated with delightful original features retained such as high ceilings and the original fireplace. The property has been re-furbished to a high standard with a huge amount of attention to detail throughout; such as the exquisite bespoke fitted kitchen which is the heart of the home, the utility, fitted cupboards and wardrobes all made from solid oak wood, solid wood sash windows with wooden shutters allowing bundles of natural light throughout the property and the elegant cast iron radiators. This impressive spacious family home offers exceptional versatile living with the additional Oak Wright timber framed barn/annexe. This stunning home comprises; entrance hallway, snug/playroom, kitchen/breakfast/dining room, utility, downstairs WC, converted cellar and lower hallway leading into the divine lounge with two sets of bi-folding doors onto the patio and rear garden. To the first floor accommodation are four excellent size double bedrooms, family bathroom and en-suite to the master bedroom. Externally, is a double garage, carport, barn/annexe, driveway for at least 6 vehicles and a be-witching private rear garden ideal for entertaining, alfresco or relaxing in tranquillity. Available beginning of February 2026.

Located in Bedfordshire in the heart of Biggleswade within a 10 minute walking distance to Biggleswade Town Centre which is steeped with history, this market town is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

- 4 Double Bedroom Detached Family Home
- Council Tax Band F
- Deposit £3,461.54
- EPC Rating D
- Holding Fee £692.31
- Available Beginning of February 2026



Accommodation

Entrance Hallway

On entering the property through a wooden front door with obscure glass, the entrance hallway is light and airy boasting high ceilings, plenty of double sockets, smoke detector, two large square open archways lead into the kitchen/breakfast and dining areas. Double glazed double doors into the snug/playroom, further down the hallway there are stairs leading to the first floor accommodation, and solid oak stairs leading down to the converted cellar. There is also access to the utility room, downstairs WC and lower hallway leading onto the lounge.

Snug/Playroom

14' 8" x 12' 4" (4.47m x 3.76m)

This beautiful cosy room is a very versatile space accessed from the entrance hallway through double glazed double doors. There are dual aspect double glazed solid wood sash windows to the front and side of the property with solid wooden shutters, two cast iron radiators, solid oak flooring, the recesses to both sides of the fireplace with fitted with cupboards and shelving above. The main focal point of this room is the fully working log burner with slate hearth and there are plenty of double sockets and stunning high ceilings.

Kitchen/Breakfast/Dining Room

25' 0" x 12' 3" (7.62m x 3.73m)

This fantastic family area is flooded with natural light for the dual aspect solid wood double glazed sash windows to the front, rear and side aspect. To the dining room area has a fireplace which is currently boarded, but has potential to be re opened. The floor is tiled throughout, with two cast iron radiators, lots of double sockets, high ceilings, two large open square archways leading to the entrance hallway, from both the kitchen area and dining area and ample room for a large dining room table.

The Kitchen/breakfast room area with fitted island are bespoke made from solid oak. The kitchen has quartz roll edge worktops, an integrated dishwasher, space for a large American fridge/freezer, double oven, 5 ring gas hob with cooker hood and splash back behind, double sunken sink with drainer, and a built in larder with internal fitted drawers. The island has a double socket and plenty of undercounter cupboards and an undercounter wine fridge. This is a spectacular family entertaining space.

Utility Room

8' 8" x 6' 11" (2.64m x 2.11m)

The utility room is located from the entrance hallway through a double glazed door and has matching bespoke solid oak cupboard with space and plumbing for a washing machine and tumble dryer. The matching bespoke base units have a quartz worktop with sunken sink and drainer and an integrated dishwasher. There are plenty of double sockets, access to the downstairs WC, and there is a double glazed internal window to the side aspect.

Downstairs WC

The downstairs WC comprises; a wash hand basin, low level flush WC with built in storage cupboards behind, tiled flooring, extractor fan, and a cast iron radiator.

Cellar

13' 0" x 11' 5" (3.96m x 3.48m)

The cellar has been converted and is currently being used as an office/gym area, however this extremely versatile space could be used for multiple purposes. There is a beautiful solid oak staircase leading down from the entrance hallway into this space, with a double glazed solid wood window to the side aspect with fitted wooden shutters, two cast iron radiators, plenty of double sockets, a built in wine rack, and two bespoke built in solid oak cupboards.

Lower Hallway

The lower hallway is accessed via a couple of steps leading down from the entrance hallway. Double glazed double doors lead into the lounge, a double glazed door and double glazed large window lead out to the side of the property allowing plenty of natural light. The floor is tiled, with a high ceiling, cast iron radiator, a bespoke built in solid oak cupboard and double sockets.

Lounge

18' 11" x 17' 0" (5.77m x 5.18m)

The stunning lounge has two sets of bi-folding doors to both the rear and side aspect of the property directly onto the patio area, the ideal space for entertaining or enjoying the summer weather. This impressive space has a media wall incorporating back lighting, integrated handleless storage cupboards below, together with 100" Samsung television and sound bar (please see Agent's Notes). This offers a seamless blend of style, functionality and ambiance. Further benefits include; tiled flooring, beautiful high ceilings, recessed spotlights on every side, three cast iron radiators, double glazed double doors from the lower hallway and access from the bi-fold doors to the driveway and Oak Wrights barn.



First Floor

Landing

On the half landing is a large curved double glazed solid wood sash window with fitted wooden shutters allowing lots of light in. To the main landing there is access to all 4 bedrooms and the family bathroom, a cast iron radiator, smoke detector and a further double glazed solid wood sash window to the front aspect with fitted wooden shutters.

Master Suite

24' 10" into doorway x 18' 11" (7.57m x 5.77m)

This striking master suite has two sets of dual aspects windows to both the side and the rear of the property with fitted wooden shutters as well as a beautiful sky light above the seating area. There are bespoke solid oak fitted wardrobes, solid oak wooden, high ceilings, five cast iron radiators, access to the en-suite, plenty of double sockets and an air conditioning unit. The focal point of this master suite is the media wall with LED lighting, together with a 55" Samsung television (please see Agent's notes).

En-suite

The en-suite is fully tiled, with a double shower with mains shower, heated towel rail, wash hand basin with fitted mirrored cabinets above, low level flush WC, and a extractor fan.

Bedroom Two

14' 10" into recesses x 12' 3" (4.52m x 3.73m)

The lovely sized double bedroom, has dual aspect double glazed solid wood sash windows to the front and side aspect, two cast iron radiators, high ceilings, air conditioning unit and plenty of double sockets.

Bedroom Three

14' 5" x 12' 4" (4.39m x 3.76m)

The third great sized double bedroom, has dual aspect solid wood double glazed sash windows to the front and side aspect, two cast iron radiators, high ceilings, air conditioning unit and plenty of double sockets.

Bedroom Four

12' 3" x 9' 11" (3.73m x 3.02m)

The fourth good sized double bedroom has a double glazed solid wood sash window to the rear aspect, feature original fireplace with a slate heath, a cast iron radiator, bespoke solid oak fitted wardrobes, access to the loft, air conditioning unit and plenty of double sockets.



Family Bathroom

The family bathroom is fully tiled and comprises; bath with shower above, heated towel rail, wash hand basin with a bespoke oak vanity unit below, low level flush WC, tied flooring, cast iron radiator, extractor fan, double glazed wooden sash windows to the side aspect with fitted wooden shutters.

Oak Wrights Barn

The Barn

The Barn comprises; carport for 1 car, double garage with power and lighting and double doors and a boot room/utility to the ground floor. To the first floor is the annexe space with exposed timbers providing a fully fitted kitchen and modern shower room delivering the perfect accommodation for multigenerational living to have their own independent living space or to be utilised as an office space for those working from home. The annexe has its own independent gas fired central heating system.

Boot Room

19' 2" x 4' 3" (5.84m x 1.30m)

The Boot Room/Utility is located to the ground floor and houses the combination boiler and the electrics for the barn/annexe. There is also a sink with hot and cold water, space and plumbing for a washing machine and tumble dryer, solid oak stairs leading to the annexe above accessed via a rear door only. The boot room is accessed via double doors and it also has a radiator, smoke detector and a carbon monoxide detector.

Barn/Annexe

28' 11" x 19' 1" (8.81m x 5.82m)

This timber framed barn built by 'Oak Wrights' provides a very versatile space which can be used as a barn, annexe, studio or work space. The space is also has brilliant potential to be used as an Air B&B. This space comprises of solid oak wood flooring throughout, two double glazed Velux windows to the front aspect, two cast iron radiators, plenty of double sockets, smoke detector, solid oak wood framed double glazed window to the side aspect, large solid oak double glazed window over the rear garden and exposed beams. The kitchenette comprises; bespoke hand crafted solid oak base units with fitted drawers, space for a washing machine, set-in sink 1/2 with drainer into a quartz roll edge worktop, 5 ring Rangemaster induction hob with Neff single oven below, integrated fridge, TV points and access to the WC and shower room. The shower room comprises of a fully tiled single shower cubicle with a mixer shower, cast iron radiator, double glazed Velux window, fitted mirror and wooden floor.

Double Garage & Carport

This allows space for 3 vehicles, one in each of the garages and one to the car port. The double garage has resin floors and two sets of double doors to access both sides with a partition wall separating both garages.

WC

Partially tiled, wash hand basin, low level flush WC, extractor fan, lights, solid wood Velux window to the front aspect.

External

Front

The entrance to the front of the property is mainly laid to patio and surrounded by a wall with railings keeping this area enclosed. There is a gate leading through on the pathway to access the obscure single glazed front door with Banham locks to access the property. Double electric gates lead onto the block paved driveway. The driveway provides off road parking for at least 6/7 vehicles and access to the Oak Wrights barn comprising of; the boot room/utility, double garage and a single car port. This area has multiple access points from the home via the double glazed side door from the lower hallway and the bi-folding doors wrapping around the lounge.

Rear Garden

This property offers a fantastic south facing, private rear garden which is fully enclosed via fence and trees. The Oak Wrights barn leads onto a large patio area which wraps-around the lounge, with bi-folding doors leading onto this incredible sized patio area from the lounge, this provides a great space for entertaining, hosting barbeques and alfresco dining. The area also provides multiple external double sockets and leads down to a large lawn area wrapping around the property which has side gate access to the main road, and access to the carport and driveway. There is outside lighting, water irrigation and CCTV. To enhance this outside space there is a 6 metre by 3 metre Nova weatherproof aluminium pergola with tilting louvres so that you can switch between a closed, sheltered space and an open top to allow sunlight to flood in. This pergola has LED lighting and houses an outside kitchen comprising of a Beef Eater gas barbeque, mini fridge, cupboards, drawers and wine rack with slate worktops over. At the rear of the Annexe is a second Nova pergola with tilting louvres and privacy screens and LED lighting housing a hot tub and Sylvox outdoor television (please see Agent's Notes). Both pergolas add a touch of elegance and style whilst enhancing the outdoor living space.



Agent's Notes

The CCTV system has 13 cameras around the perimeter of the property and the footage is accessed via a mobile phone app.

With regard to the lounge, master bedroom and outside televisions, sound bar in the lounge, hot tub, gas barbeque and mini fridge, these items may be included in the sale price dependent upon the offer received. The vendor is not obligated to leave items behind when selling a property.

Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminate their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Approximate Gross Internal Area
 Basement = 15.4 sq m / 166 sq ft
 Ground Floor = 111.0 sq m / 1,195 sq ft
 First Floor = 109.6 sq m / 1,180 sq ft
 Outbuildings = 107.4 sq m / 1,156 sq ft
 Total = 343.4 sq m / 3,697 sq ft

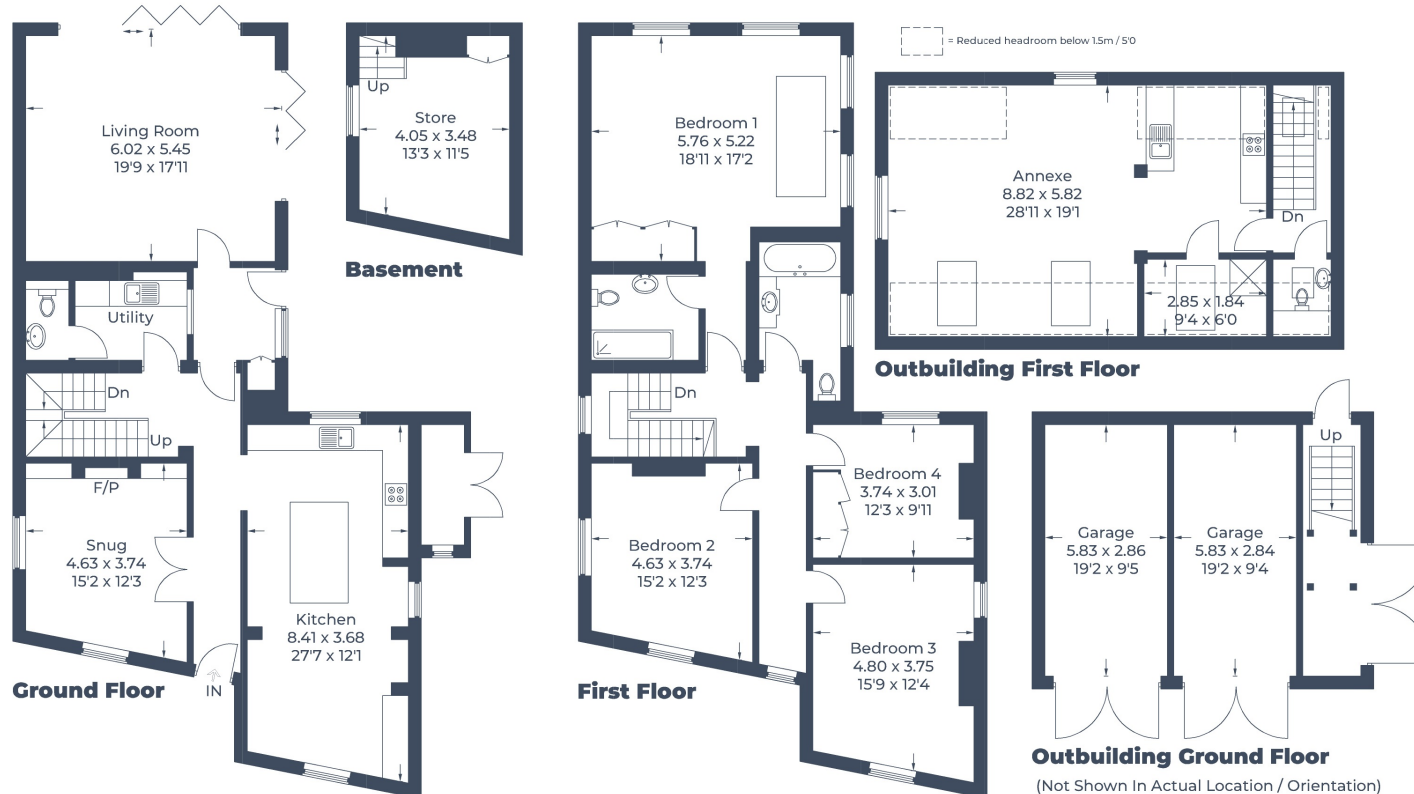
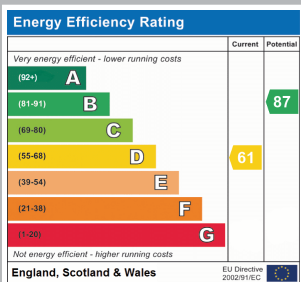


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Viewing by appointment only

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