



MERRY MEET COTTAGE

SANDYE LANE • SWINESHEAD • MK44 2AE



MERRY MEET COTTAGE

SANDYE LANE • SWINESHEAD • MK44 2AE

AT A GLANCE

- Characterful pantiled cottage, sympathetically improved and upgraded.
- Perfectly positioned with views of the Parish Church within this semi-rural hamlet.
- Boasting a wealth of original timbers and brick pamment floors.
- Approaching 1,400 sq ft including 3 reception rooms, 3 bedrooms and 2 bathrooms.
- Principal bedroom with part-vaulted ceiling and well-appointed en suite.
- Sitting room with brick fireplace and wood burning stove.
- Rustic country kitchen with hand-built painted cabinets and hardwood counters.
- Separate dining/breakfast room and cosy snug.
- Delightfully private and charmingly landscaped garden.
- Off-road parking and large, detached pantiled garage/workshop.

LOCATION

Swineshead is a quiet village of about 60 homes in North Bedfordshire, near to the borders with Cambridgeshire and Northamptonshire. It enjoys a delightful mix of properties, many of which are timber-framed with several dating from the C16th. The C14th Church of St Nicholas, with its beautiful, recessed, Jurassic limestone spire is rare for remaining open to visitors throughout the day.

Surrounded by a delightful rural landscape, a short cycle ride or walk will take you to the larger village of Riseley, with its C19th pub, famed for its good food and beer, its shop and its popular school. Sharnbrook Academy and Sixth Form is a little further on, along with community sports centre, surgery and theatre, while the County town of Bedford, with its world-renowned Harpur Trust private schools and fast trains to London is just a twenty-minute drive or bus journey away.

There is a bus service four times a day through Swineshead that travels between Bedford and Kimbolton. It is envisaged that the property will be around 20 minutes or so drive from the proposed east west rail link connecting Oxford to Cambridge and the biomedical campus.

**Peter
Lane &
PARTNERS**
EST 1990
Town & Country

Guide Price £635,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day





THE PROPERTY

This attractive Grade II listed country cottage represents a beautifully crafted renovation with charming rustic elevations and a surprising spacious yet characterful interior featuring a wealth of exposed timbers, brick, tiled and oak floors with underfloor heating throughout the ground floor, and warming woodburning stoves, along with a recently refitted country kitchen and well-appointed, high-quality bathrooms.

Originally two cottages and stables, with the original stable doors retained as an exterior feature, the property is perfectly placed within this delightful rural environment, close to the village Church and enjoying a delightfully private, mature and manageable garden.

GROUND FLOOR

From the outside covered porch, an oak panelled door opens to the well-crafted kitchen, recently refitted with a comprehensive range of hand-built, painted cabinets under hardwood counters, matching dresser-style shelving, double Butler sink and 3-way clearview water filter tap, plumbing for washing machine, brick recess for range-style cooker with extractor hood and concealed lighting, recessed ceiling downlighters, re-laid brick-style tiled floor with electric underfloor heating.

The adjacent sitting room with bow window to the side features a tiled floor with underfloor heating, exposed timbers and ceiling crossbeam, and a brick fireplace with high oak mantle, recessed display shelving and quarry-tiled hearth which houses the wood burning stove. With a step down, tiled flooring with underfloor heating extends into the cosy snug with exposed timbers and ceiling crossbeam and old inglenook recess, plus an oak door leading out to the garden. There is a latch door leading to a delightful staircase, rebuilt with three types of solid oak, which rises to the first floor.

Back to the kitchen, where a lobby with Fired Earth pammnts and underfloor heating provides access to the breakfast/dining room, bedroom and bathroom.

The breakfast/dining room features Fired Earth brick pamment flooring, exposed timbers, an Aga wood burning stove, eaves storage and door to the garden.

The ground floor bedroom, which could also serve as an additional family room/home office, also features Fired Earth brick pamment flooring and a superb, vaulted ceiling with exposed timbers and Conservation rooflights, and door out to the garden.

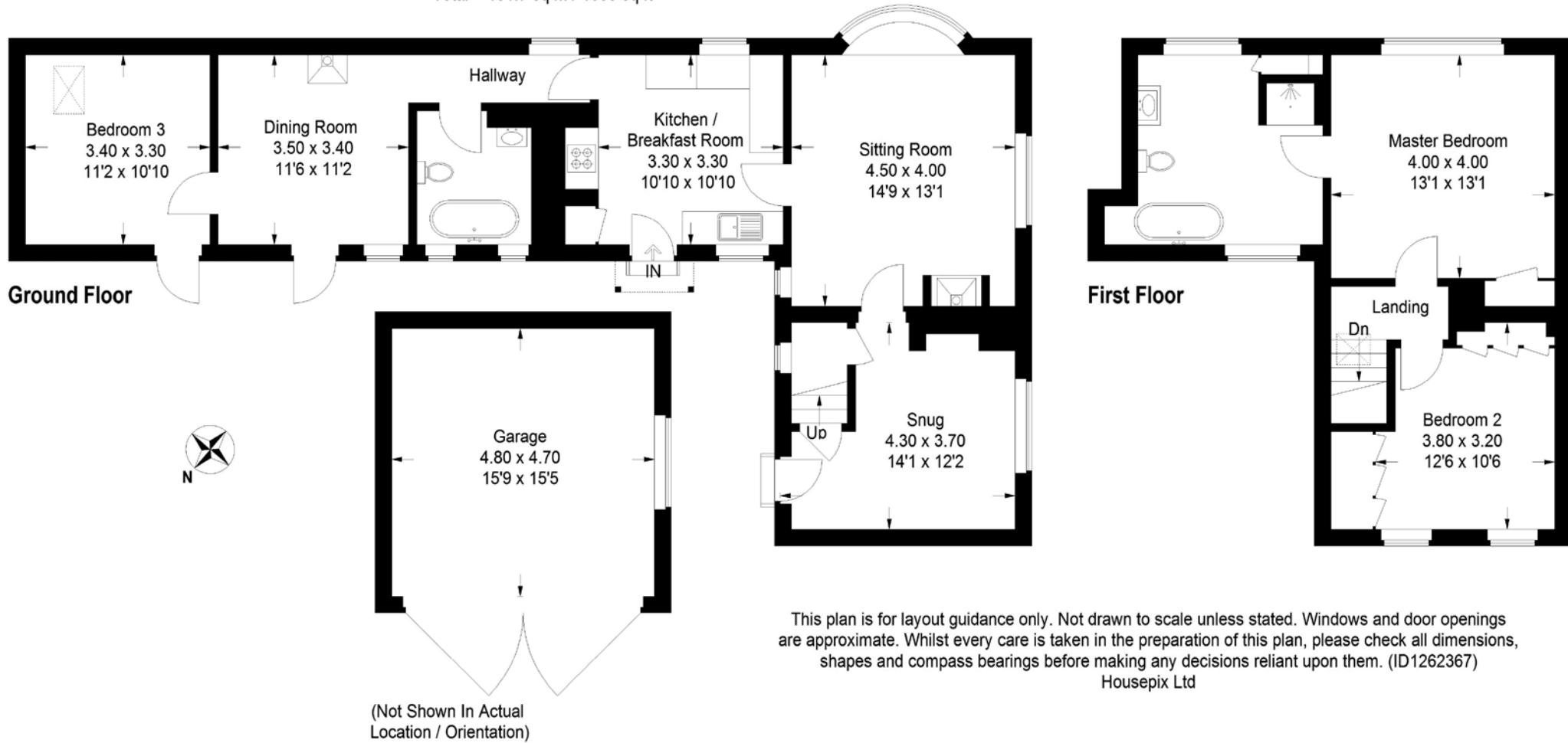
The bathroom is fitted with a free-standing re-enamelled cast iron roll-top bath, Sanitan washbasin and high-level WC, plus tiled flooring with underfloor heating, panelling to half-height and recessed ceiling downlighters.



Approximate Gross Internal Area = 128.3 sq m / 1381 sq ft

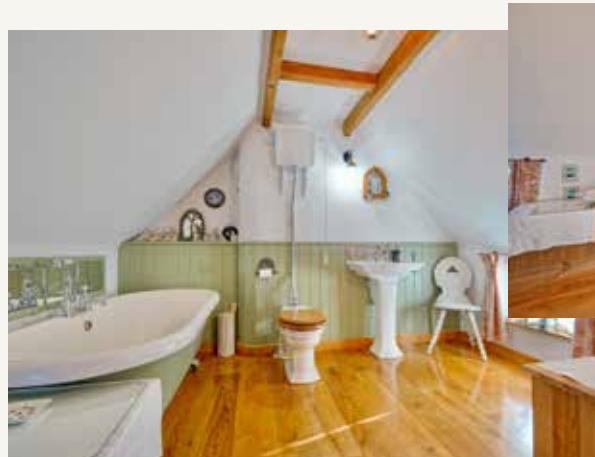
Garage = 23.4 sq m / 252 sq ft

Total = 151.7 sq m / 1633 sq ft



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. (ID1262367)

Housepix Ltd



FIRST FLOOR

From the landing, original stripped- pine doors provide access to the two first-floor bedrooms.

The principal bedroom has oak flooring, a part-vaulted ceiling with exposed timbers, built-in wardrobe and a traditional double-column radiator.

The generously proportioned en suite bathroom, with oak flooring and vaulted ceiling, is fitted with a four-piece suite comprising a shower enclosure, free-standing roll-top bath with shower mixer taps, Imperial pedestal washbasin and high-level WC. There is wall-panelling to half-height and a traditional double-column radiator.

Bedroom two, currently configured as a home office, offers a good range of built-in wardrobes with oak doors.

OUTSIDE

Five-bar gates open onto a parking area with stone chippings, which also provides access to the garage. Secondary gates then open to the delightfully private garden, offering a generous area of lawn interspersed with trees and shrubs, raised beds, circular patio, functioning Well and storage shed, all enclosed by close-boarded fencing and a screen of mature trees and climbing plants.

GARAGE/WORKSHOP

4.80m x 4.70m (15' 9" x 15' 5")

The substantial pantiled garage has power and light connected and could be suitable for a number of uses including workshop, garaging and storage.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



**Peter
&
Lane**
PARTNERS
EST 1990
Town & Country

**move
withus**
Property, properly.

naea | propertymark
PROTECTED

Zoopla

PrimeLocation.com

rightmove

**The Property
Ombudsman
SALES**

**MAYFAIR
office.co.uk**

Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

St Neots

32 Market Square

St.Neots

Tel : 01480 406400

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.