



# 55, The Baulk

Biggleswade,  
Bedfordshire, SG18 0QA

OIEO £1,000,000

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properties

Country Properties are proud to present this charming detached family home on The Baulk, situated within the heart of Biggleswade. This beautiful family home was renovated by the current owners, with delightful original features such as high ceilings and the original fireplace. This property was re-furnished 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 throughout.

This impressive spacious family home offers exceptional versatile living with the additional Oak Wright timber framed barn/annex. This stunning home comprises; entrance hallway, snug, 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 an en-suite to the master bedroom. Externally is the double garage, car port, barn/annex, driveway for at least 6 vehicles and a be-witching private rear garden ideal for entertaining, alfresco or relaxing in tranquillity.

- 4 Double Bedroom Detached Family Home
- Double Garage, Carport and Driveway for at least 6 vehicles
- Bespoke fully fitted kitchen/diner
- Beautiful enclosed private rear garden
- Family bathroom and downstairs WC
- ADT Alarm System and CCTV
- Oak Wrights Built Barn with potential to be an Annex/Office/Playroom/Entertainment Space with a separate WC
- 2 Reception rooms and converted cellar
- Master bedroom with en-suite
- Central location within Biggleswade
- Separate Utility Room



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.

## 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 area, 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

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

This beautiful cosy snug 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, 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 is 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 areas, 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 draws. The island has double socket and plenty of under counter cupboards and a under counter 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, 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 stairs 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 space has tiled flooring, beautiful high ceilings, 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 and plenty of double sockets.

### 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 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 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 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, tiled 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 annex space with exposed timbers providing a kitchenette and WC which has the potential to be made larger, allowing space for a shower cubicle which then would provide the opportunity to use this as a self contained annex.

### 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/annex. 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 annex 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/Annex

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, annex, 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, three 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 draws and an integrated dishwasher, set-in sink 1/2 with drainer into a quartz roll edge worktop, 5 ring induction hob with oven below, TV points and access to the WC.

## Double Garage & Car Port

This allows space for 3 vehicles, one in each of the garages and one to the car port. The double garage has 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.

## Agents Notes

The CCTV system is a lease system and wired in, plus additional Star links to the out buildings. If you would like further information on this, please contact the office.



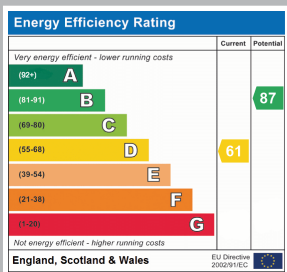




Approximate Gross Internal Area  
 Basement = 15.4 sq m / 166 sq ft  
 Ground Floor = 111.0 sq m / 1,195 sq ft  
 First Floor = 109.6 sq m / 1,180 sq ft  
 Outbuildings = 107.4 sq m / 1,156 sq ft  
 Total = 343.4 sq m / 3,697 sq ft



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Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

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

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