



# FARM COTTAGE

12 HIGH STREET • RISELEY • MK44 1DU

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## KEY FEATURES

- Charming Peg-Tiled Period Cottage in Well-Served Village.
- Living Room with Open Fire.
- Kitchen with Hardwood Counters & Shaker-Style Cabinets.
- Two Comfortable Bedrooms.
- Modern Bathroom with Three-Piece Suite.
- Gas Fired Central Heating.
- Delightful Garden with Views over Paddock Land to the Rear.

Riseley is an extremely popular North Bedfordshire village with excellent access to both Bedford's and Kimbolton's amenities. There are lots of countryside walks and the village has its own Primary School and is within the catchment of Sharnbrook Upper School. There is a popular Public House/restaurant and a recently improved general store. Nearby Bedford and St Neots mainline railway stations offer fast and frequent services to London's St Pancras International station. Bedford's southern bypass (A421) links the A1 at the Black Cat roundabout with the M1 at Junction 13.

Part glazed stable door and outside coach lamp.

## ENTRANCE PORCH

Vaulted ceiling, exposed herringbone brickwork and timbers, original latch door to:

## LIVING ROOM

Open fireplace with wrought-iron basket, brick surround, quarry tiled hearth and wooden mantel, radiator with decorative cover, TV and telephone points, wall light point, central ceiling cross beam, hardwood window to front.

## KITCHEN

Fitted in a range of Shaker-style cabinets with butchers block counter and upstands, Belfast sink with mixer tap, electric cooker point, space for fridge, ceramic tiled flooring, radiator, hardwood window to side.

Stairs to first floor, under stairs storage cupboard, part-glazed door to:

## REAR LOBBY

Utility cupboard housing wall mounted gas central heating boiler, plumbing for automatic washing machine. Stable door to rear aspect

## BATHROOM

White three-piece Heritage suite comprising panel bath with independent shower over, tiled surround, rail and curtain, pedestal washbasin and close-coupled WC. Laminate flooring, heated towel rail, recessed downlighters, hardwood window to rear.

## FIRST FLOOR LANDING

Eaves storage cupboard, exposed timbers, walk-in cupboard with hanging space.

## BEDROOM ONE

Radiator, hardwood sash window to front.

## BEDROOM TWO

Radiator, access to loft space, hardwood sash window to front.

## OUTSIDE

The private access to the side of the property leads to Farm Cottage with the front garden being mainly laid to lawn with stocked shrub and flower borders enclosed by ornamental brick walling. Gravel pathways lead to the side and rear of the property, with an additional area of garden which is mainly laid to lawn with stocked shrub and flower borders, wood chipped beds, timber shed and raised decked seating area giving open views over paddock land to the rear.

**Peter  
Lane &**

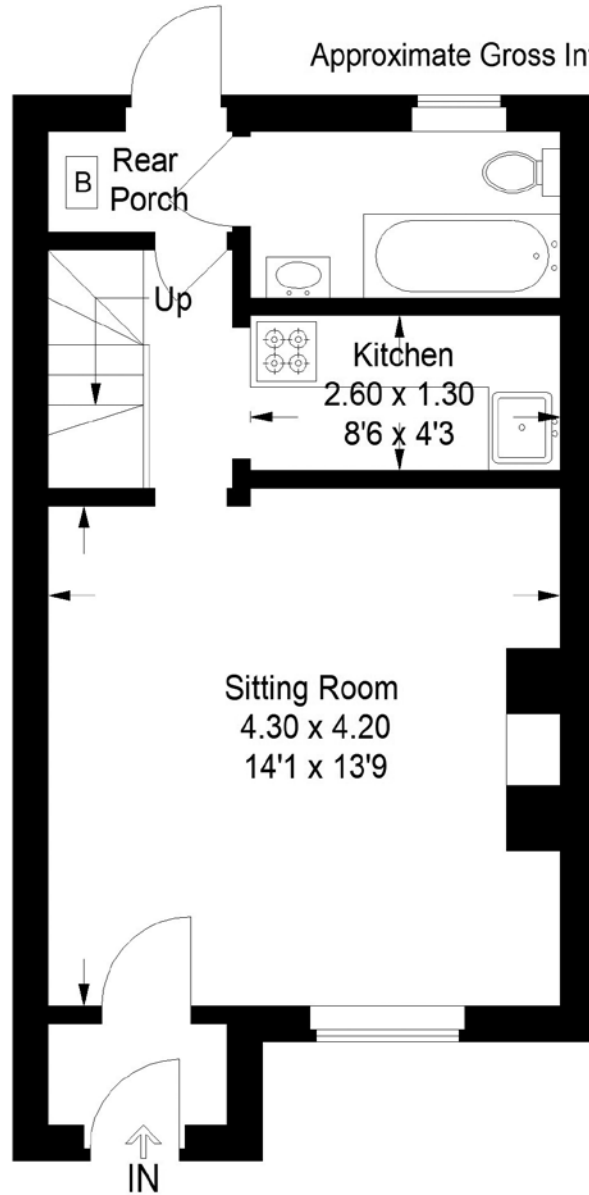
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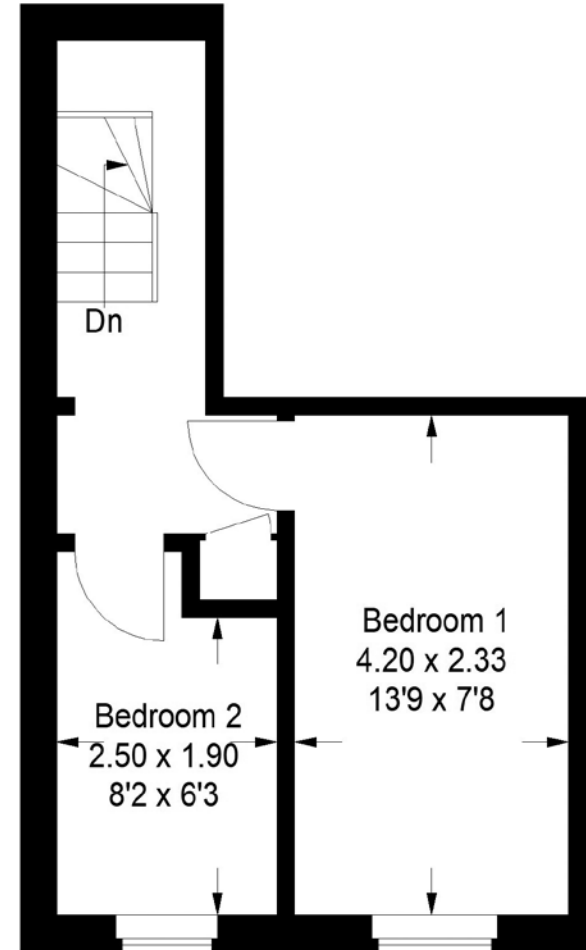
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Approximate Gross Internal Area = 55.4 sq m / 596 sq ft



**Ground Floor**



**First Floor**

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. (ID963619)

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