



Reed Cottage

4, Ickwell Road, Northill,
Bedfordshire, SG18 9AA
£650,000

COUNTRY PROPERTIES
PART OF HUNTERS

This Grade II listed individual home is bursting with 'Old English' character and charm. Set in the idyllic village of Northill overlooking the village pond, this distinctive home boasts rural living whilst only a short commute to nearby amenities.

- Fully re thatched in 2021 with Hungarian reed
- Well stocked wrap around garden with a variety of flower, shrubs and trees
- Single garage with power/light and shingled driveway providing ample off road parking
- Short commute to Biggleswade with mainline station providing direct link into London
- Versatile bedroom/home office to rear of the garage with en suite and private access
- Character features include wall and ceiling beams, exposed brickwork, latched doors and inglenook fireplace
- Just a short stroll from the well regarded 'The Crown' public house



GROUND FLOOR

Entrance Porch

Glazing to front and both sides with quarry tiled style flooring. Door into:

Family Room

11' 4" x 10' 6" (3.45m x 3.20m) Stone flooring and exposed wall beams. Multi pane window. Feature fireplace with inset wood burning stove on raised quarry tiled hearth with timber mantle over. Storage cupboard to side of fireplace. Radiator. Two wall lights. Doors into living room and inner hall.

Living Room

12' 1" (max) x 11' 3" (3.68m x 3.43m) Dual aspect with double doors opening onto the rear garden and leaded light multi pane window to front. Radiator. Inset wood burning stove with tiled hearth and timber mantle over. Exposed wall beams. Two wall lights. Open plan into:

Dining Room

10' 7" x 9' 9" (3.23m x 2.97m) Picture rail. Radiator. Dual aspect with windows to side and rear.

Inner Hall

Window to side overlooking the village pond. Radiator. Stone flooring. Door with stairs rising to first floor. Opening into:

Kitchen

10' 8" x 9' 2" (3.25m x 2.79m) A range of wall and base units with granite worksurfaces and upstands. Inset stainless steel one & half bowl sink with granite drainer and mixer tap over. Inset electric oven and hob with feature beam and extractor hood over. Space and plumbing for washing machine. Feature curved wall with exposed beams. Understairs storage cupboard. Chrome heated towel rail. Quarry tiled flooring. Window to rear overlooking the village pond. Door into:

Utility Room

14' 0" (max) x 11' 6" (max) (4.27m x 3.51m) Base units with granite worksurfaces and upstands. Slate effect tiled flooring with underfloor heating. Velux window. Feature internal multi pane leaded light arched window overlooking the family room. Radiator. Glazed window and door to rear garden.



Pantry

5' 6" x 5' 5" (1.68m x 1.65m) Fitted shelving and power/light. Space for fridge and freezer.

Bathroom

9' 2" x 5' 1" (2.79m x 1.55m) Suite comprising panel enclosed bath, low level wc, pedestal wash hand basin and shower cubicle. Fully tiled walls and slate effect tiled flooring with underfloor heating. Chrome heated towel rail. Obscure double glazed window to side.

FIRST FLOOR

Bedroom 3

11' 6" x 7' 0" (3.51m x 2.13m) Exposed wall beams. Wall lights. Radiator. Leaded light feature arch window to side. Fitted wardrobes and overhead storage. Door into:

Bedroom 1

11' 6" x 9' 11" (3.51m x 3.02m) Vaulted ceiling and exposed wall beams. Feature leaded light arch window to front. Eaves storage. Arch door into:

Bedroom 2

10' 4" x 9' 7" (3.15m x 2.92m) Vaulted ceiling. Double glazed window to side. Stripped wood flooring. Radiator



OUTSIDE

Wrap Around Garden

Offering various areas of interest with Victorian style buxus hedging. Laid mainly to lawn with well stocked mature flower/shrub borders. Fruit plot enclosed with buxus hedging. Two timber sheds to remain. Shingle pathway to front door with covered recessed storage areas with quarry tiled floor.

Rear Garden Area

Views over the village pond and only a short stroll to the church and village pub. Raised laurel borders enclosed with sleepers. Floor standing oil fired boiler and oil tank (both approximately 12 months old). Further vegetable plot enclosed with sleepers to the side. Cold water tap and power point. Pergola with shingled patio and grape vine. Gated access to the village green.

Parking

Gated access to shingled driveway providing off road parking for 3-4 cars with views over the village pond.

Garage

18' 10" x 11' 2" (5.74m x 3.40m) Timber double doors with ample power points and lighting. Personal door into rear garden. Access to boarded loft storage with light. Storage area to the side of garage, currently used as a log store.

Bedroom/Home Office

10' 0" x 9' 7" (3.05m x 2.92m) Currently used as a bedroom with double glazed window to side. Full height storage cupboard. Access to loft space. Oak flooring. Wi-fi connected. Folding door into:

En-Suite Shower Room

Suite comprising shower cubicle with electric shower, vanity wash hand basin and low level flush wc. Fully tiled walls and tiled flooring with underfloor heating. Extractor fan.

AGENTS NOTE:

The owner has advised that the roof was fully re thatched in 2021 with Hungarian reed.





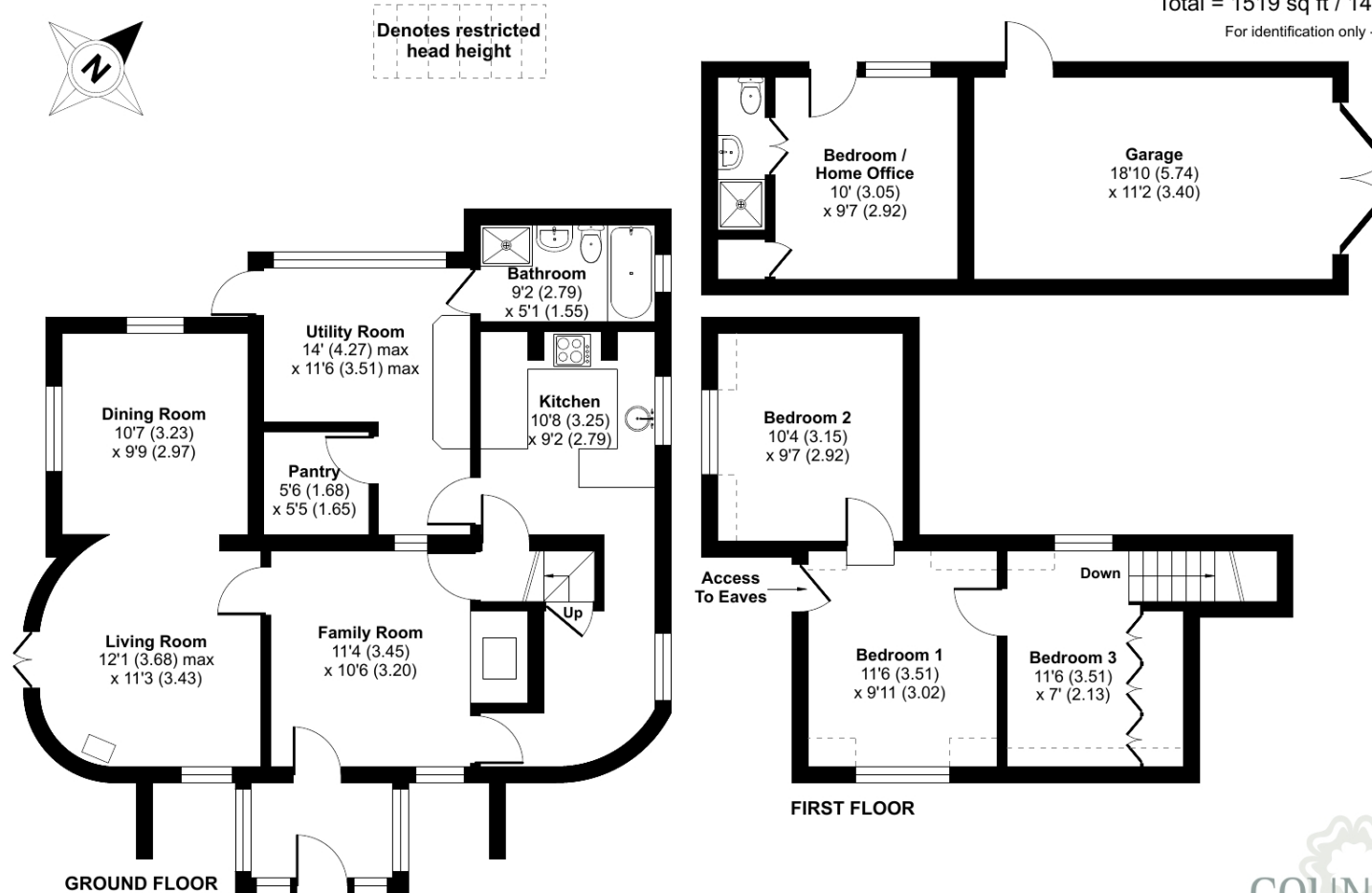
Approximate Area = 1354 sq ft / 125.8 sq m (includes garage)

Limited Use Area(s) = 32 sq ft / 3 sq m

Outbuilding = 133 sq ft / 12.3 sq m

Total = 1519 sq ft / 141.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 888047



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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