

MEADOW COTTAGE

KIMBOLTON ROAD • BOLNHURST • MK44 2EW



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KEY FEATURES

- Outstanding Renovation/Redevelopment Opportunity.
- Superb Plot Extending to Around 1.2 Acres.
- Wonderful, Uninterrupted Views Over the Surrounding Rural Landscape.
- Full Planning Consent for Outstanding Contemporary Home.
- Potential for Alternative, Individual Design (Subject to Planning).
- Existing 2/3 Bedroom Cottage with Two Receptions, Bathroom and Shower Room.
- Garage and Extensive Parking Provision.
- Delightful Village Setting Yet Convenient for Access to Major Road and Rail Links.

The charming rural community of Bolnhurst has a parish church, St Dunstan's, and an excellent local restaurant The Plough. For further amenities, the neighbouring towns of Bedford, Kimbolton and St. Neots are readily accessible, with Bedford and St Neots offering mainline rail links to London and the village is ideally placed for major roads including M1, A6, A1 and the newly upgraded A14. The Harpur Trust Schools are in Bedford, which is approximately 8 miles away, or there is Kimbolton School which is approximately 4 miles away. The College International Equestrian Centre is approximately 2 miles away.

THE PROPERTY

An outstanding opportunity to acquire a stunning renovation/redevelopment project occupying a fine plot approaching 1.2 acres, situated at the edge of this delightful rural village and offering uninterrupted views over the surrounding rural landscape.

The existing dwelling comprises a sitting room, dining room, small study/snug, kitchen/breakfast room, two bedrooms, bathroom and shower room. The current planning permission allows for a stunning, contemporary design extending to around 1,775 square feet and featuring an entrance hall with guest cloakroom, wonderful kitchen/breakfast/dining/family room, beautiful conservatory, three bedrooms including a guest suite with bathroom, with an additional bathroom, utility room and plant room/store.

The planning reference is 22/02765/FUL and details of the current consent can be found at: www.bedford.gov.uk/planning-and-building-control/planning-applications

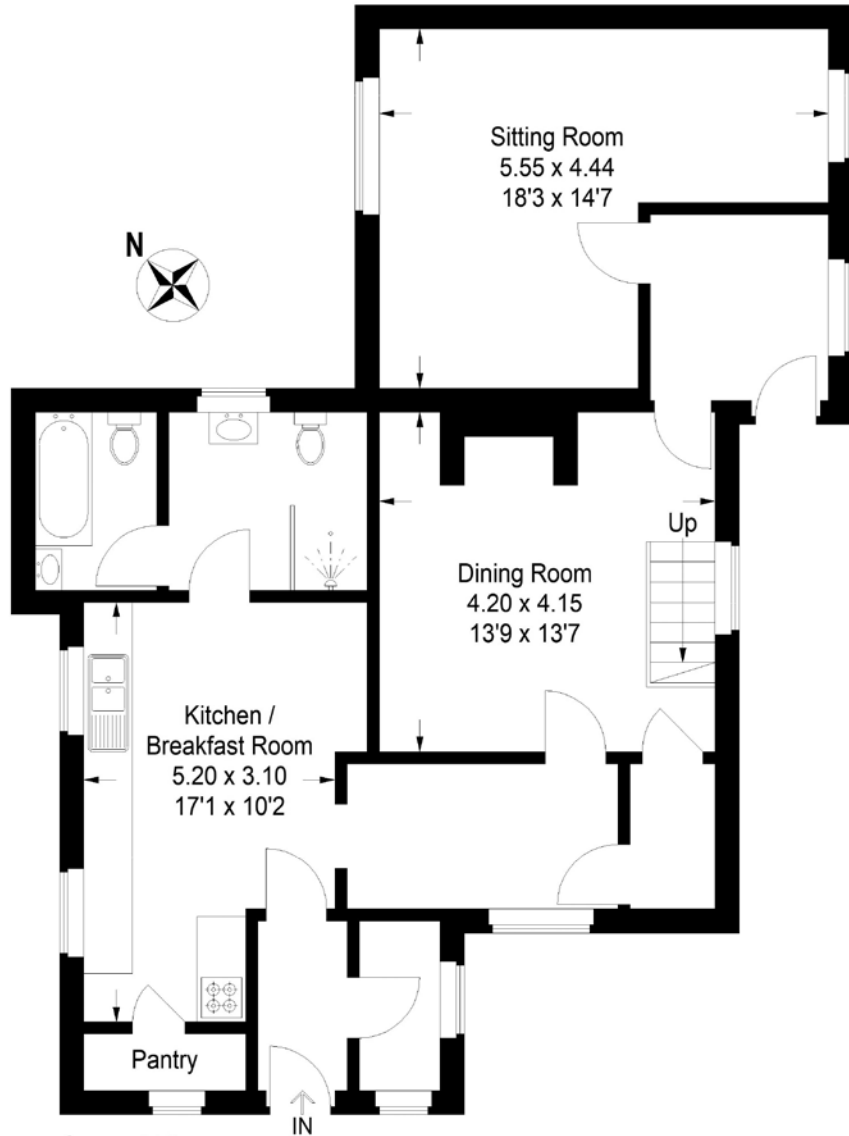


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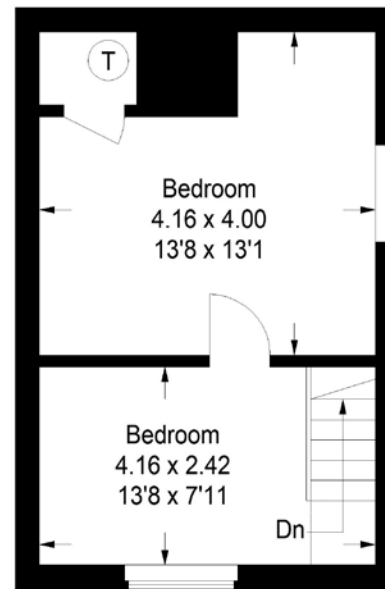
Offers Over £550,000

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Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft



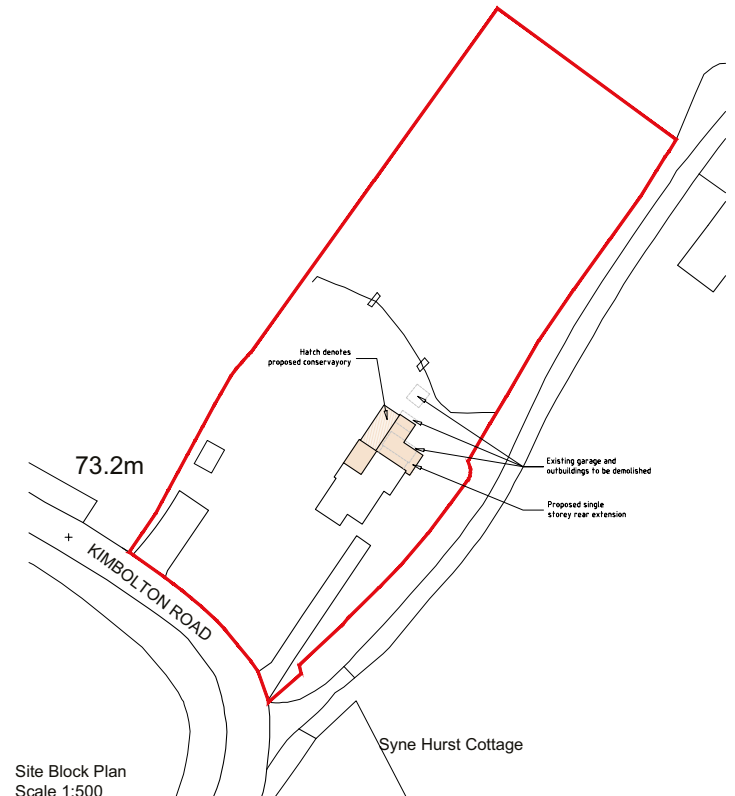
Ground Floor



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. (ID1006897)

Housepix Ltd



Site Block Plan
Scale 1:500



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