



Rose Cottage

The Leys, Langford,
Bedfordshire, SG18 9RS
Offers in Excess of £335,000

country
properties

Welcome to Rose Cottage, a unique delightful 2 bedroom detached cottage situated on a corner plot in the village of Langford. The cottage includes a barn conversion to create a 21ft living / dining room, character features throughout and off road parking for one car.

Enjoy quaint village life with countryside walks along the River Ivel, visits to the well regarded Cherry Trees Garden Centre and local amenities such as post office, convenience stores, playing fields and even the local tennis club. Langford also benefits from fantastic primary schooling and easy access to A1(M) and direct links to London St Pancras in approximately 40 minutes from Biggleswade Station.

- Unique property - Character and charm with original features
- Off road parking for 1 car
- Easy access to A1 (M) and Biggleswade train station
- Big-branded shopping located at the Retail Park on the outskirts of the town
- Popular Village location with Countryside walks
- Dining room with a feature fireplace

INTERNAL

GROUND FLOOR

Kitchen

11'2" x 9'10" (3.40 x 3.00) Tiled flooring. Window to front aspect. Radiator. A range of wall and base units with worksurface over. Integrated dishwasher. Integrated eye level single oven. Integrated gas hob with stainless steel extractor hood over and glass splashback. Space for single fridge and single freezer. Butler sink with Swan mixer tap. Door leading to dining room.

Dining Room

11'7" x 9'4" (3.53 x 2.24) Wood affect flooring. Radiator. Window to front and back aspect. Feature Fireplace. Spiral staircase to first floor.

Inner Lobby

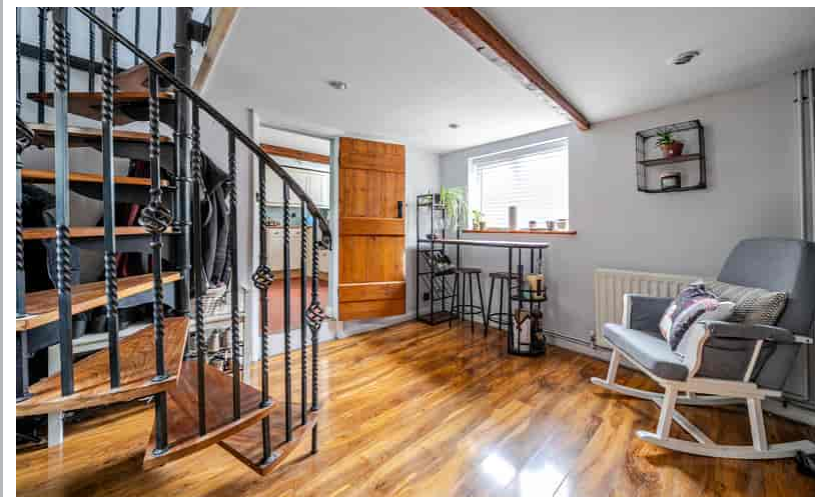
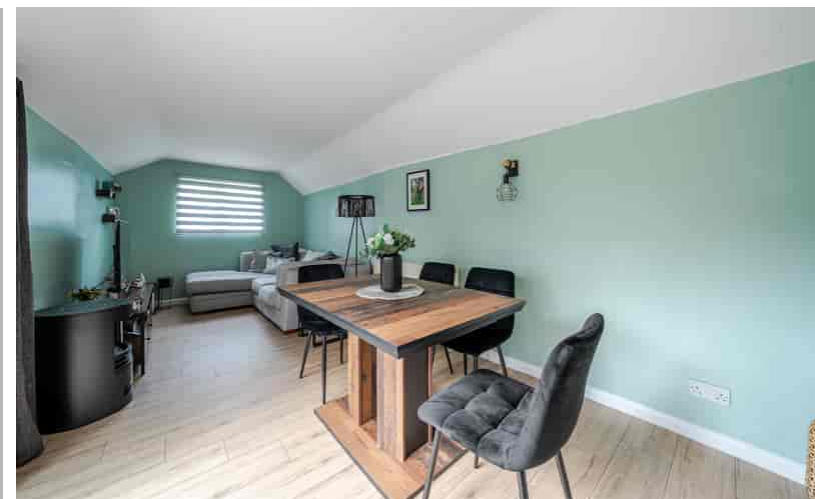
Wood affect flooring. Doors leading to Bathroom, utility cupboard, side door and double doors to living room.

Utility Cupboard

Plumbing and electrical fittings for washing machine.

Bathroom

Tiled bathroom with a Victorian style free standing roll top bath with shower over, low level WC and ceramic hand basin. Tiled flooring. Window to side aspect. Radiator.



Living room

21'4" x 8'9" (6.51 x 2.67) Wood effect laminate flooring. French doors leading to garden. Window to front aspect. Radiator.

FIRST FLOOR

Landing

Carpet. Doors leading to Bedroom One and Two.

Bedroom One

11'5" x 10'5" (3.48 x 3.17) Carpet. Window to front aspect. Radiator.

Bedroom Two

11'3" x 9'5" (3.43 x 2.48) Carpet. Window to front aspect. Radiator.

OUTSIDE

Outbuilding

10'8" x 7'7" (3.24 x 2.30) Timber store. Potential to adapt into a home office or outdoor dining space, subject to necessary checks.

Back / Front Garden

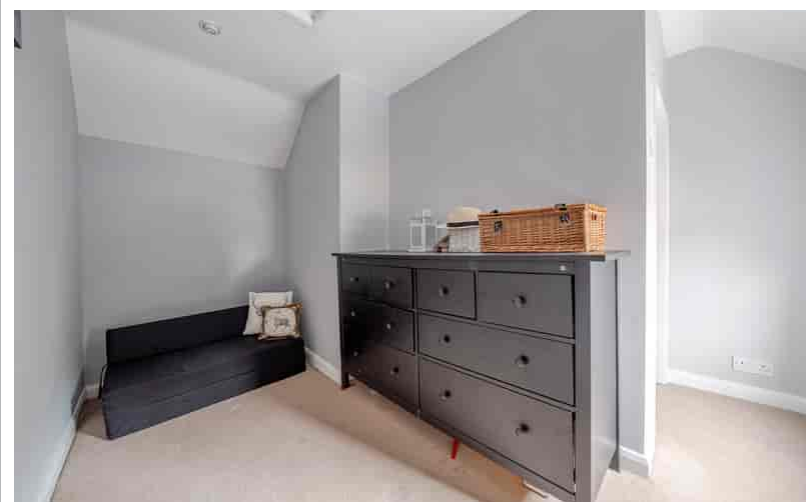
Paved. Outbuilding store. Wooden gate leading to parking.

Side Garden

Graveled with a brick outbuilding.

Parking

Paved off road parking for one car.

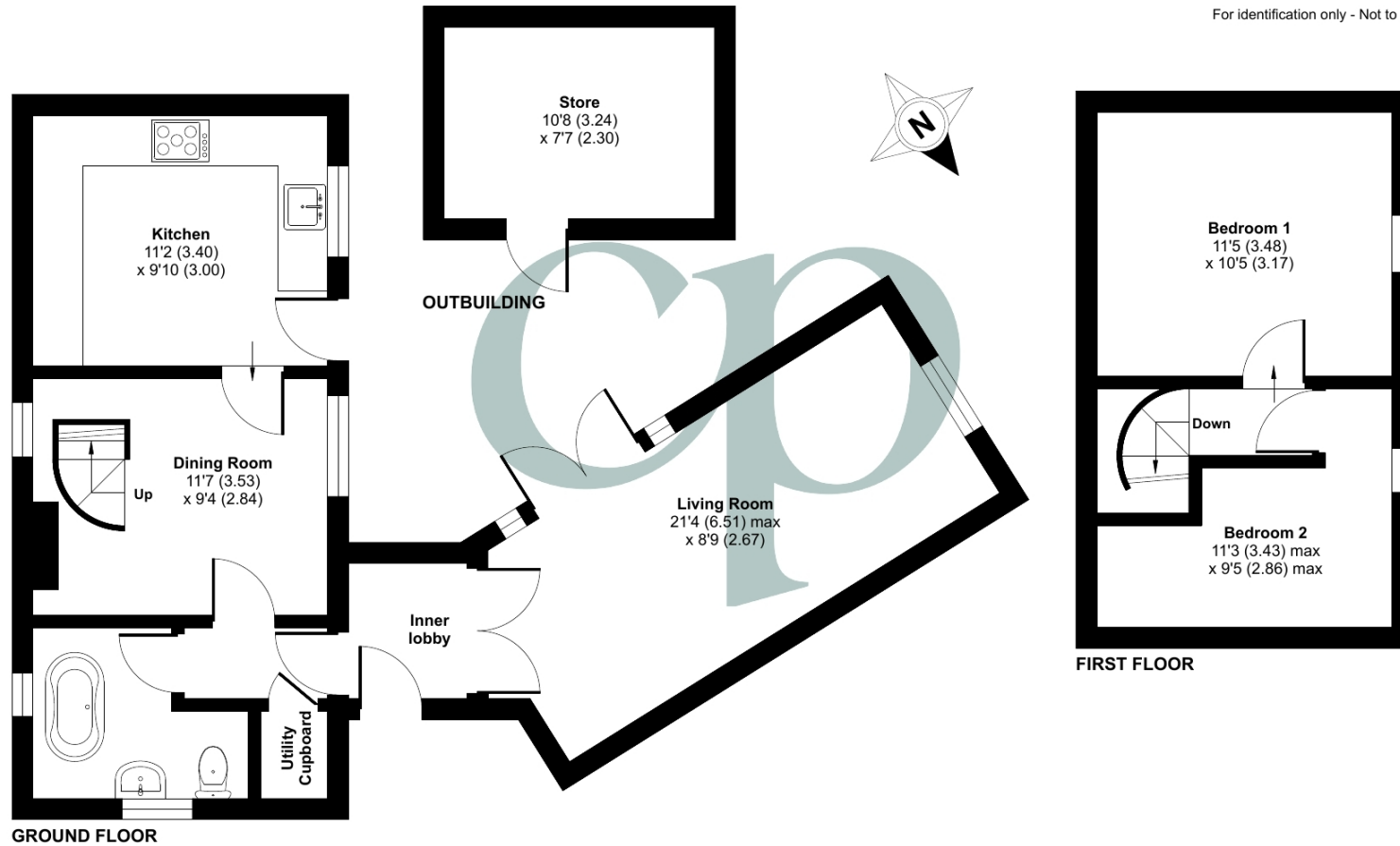


Approximate Area = 755 sq ft / 70.1 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 835 sq ft / 77.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	39
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Country Properties. REF: 1277779

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Viewing by appointment only

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