



**Ivel Cottage**  
Great North Road, Lower Caldecote,  
Bedfordshire, SG18 9BE  
Freehold £640,000

country  
properties

\*\*\*NO CHAIN\*\*\* A fantastic opportunity to purchase this superb 7 bedroom detached former farm cottage. Ivel Cottage consists of a 4 bedroom character cottage with a 3 bedroom barn style annexe, creating a large and versatile detached family home. Situated in close proximity to the A1(M), this very unique property boasts great living accommodation throughout, including a 14ft reception room, 21ft kitchen/breakfast room, separate utility room, 4 reception rooms which include a study and separate snug, ground floor shower room, 4 bedrooms, with an en-suite to master bedroom, family bathroom, dressing area/storage room, 3 bedrooms and a shower room. Outside, this stunning home offers, double gated access leading to a driveway with ample parking for up to 10 vehicles, as well as a large carport, 18ft double garage (currently used as a workshop) and a separate store both with power and lighting, a beautiful 99ft enclosed private rear garden laid mainly to lawn with established shrubs and conifer tree borders with the addition of patio, summerhouse/studio as well as a garden room/bar. Viewing is highly recommended for this unique family home which includes opportunity for multigenerational living. \*\*\*There is also the potential to purchase the 4 acres of land directly opposite, consisting of stables, paddocks and an arena under separate negotiation\*\*\*

- 4 BEDROOM FAMILY HOME
- 21ft KITCHEN/BREAKFAST ROOM & SEPARATE UTILITY
- EN-SUITE & FAMILY BATHROOM
- APPROX. 99FT ENCLOSED REAR GARDEN
- WORKSHOP, STORE, STUDIO/SUMMER HOUSE, BAR AREA & CARPORT
- COUNCIL TAX BAND D
- GATED ENTRANCE WITH DRIVEWAY PROVIDING OFF ROAD PARKING FOR AMPLE VEHICLES
- 4 RECEPTION ROOMS
- BARN CONVERSION WITH RECEPTION ROOM, 3 BEDROOMS & A SHOWER ROOM
- LAWN, DECKING & PATIO AREAS ENCLOSED BY WELL ESTABLISHED CONIFERS
- SITUATED JUST OFF THE A1(M)
- EPC BAND C



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## Main House Accommodation

### Entrance

uPVC double glazed pattered and leaded entrance door to:-

### Reception Hall

14' 2" x 12' 2" (4.32m x 3.71m)  
uPVC double glazed window to front aspect.  
Double radiator. Slate tiled flooring. Double glazed roof windows. Doors leading to:-

### Lounge

18' 5" x 13' 11" (5.61m x 4.24m)  
Dual aspect room. uPVC double glazed windows to rear aspect. uPVC double glazed window and circular uPVC double glazed window to side aspect. 2 double radiators. Working 'Romesse' pot belly stove with brick built hearth. Part vaulted ceiling with ceiling beams.

## Kitchen/Breakfast Room

21' 3" x 13' 1" (6.48m x 3.99m)  
2 uPVC double glazed windows and uPVC double glazed door to side aspect. Double and single radiator. Modern kitchen fitted with a range of base level units with solid granite work surfaces over. Ceramic butler sink with mixer tap. Space and plumbing for washing machine and dishwasher. Space for fridge and separate freezer. Stainless steel range cooker with 5 burner gas hob built into chimney recess with stainless extractor hood over. Tiled splash back areas. Slate tiled flooring. Wall mounted gas boiler. Sunken spot lights. Built-in pantry. Built-in storage cupboard. Door leading to annexe. Latched door to:-

## Dining Room

15' 4" x 15' 1" (4.67m x 4.60m)  
uPVC double glazed window and bay window to side aspect. Double radiator. Living flame gas fireplace with brick built chimney stack and paved hearth. Exposed ceiling and wall timbers. uPVC double glazed door to:-

## Utility Area

11' 5" x 4' 7" (3.48m x 1.40m)  
Triple aspect room. uPVC double glazed windows to front, side and rear aspects. Tiled flooring. Door to garden.

## Inner Hall

Single radiator with fretwork cover. Tiled flooring. Doors to:-

## Shower Room

uPVC double glazed obscure window to side aspect. Wall mounted chrome heated towel rail. Fitted 3 piece suite comprising of a low level WC, wash hand basin and large corner shower with rainwater head, separate hand-held shower attachment, ceramic tiled walls and glass folding door surrounding. Inset spot lights. Extractor fan. Tiled walls. Tiled flooring.

## Original Entrance Hall

Timber entrance door leading to front entrance porch with 2 uPVC double glazed windows to side aspect. Exposed timber beams and brick. Double radiator. Stairs rising to first floor accommodation with built-in under stairs storage cupboard. Tiled flooring. Doors to:-



## Study

13' 10" x 10' 0" (4.22m x 3.05m)

uPVC double glazed window to front aspect. Double radiator. Open fireplace with paved hearth and marble surround, plus gas knuckle. Coving to ceiling. Laminated wood effect flooring.

## Reception Room

13' 3" x 11' 9" (4.04m x 3.58m)

uPVC double glazed window to front aspect. Double radiator. Open fireplace with brick hearth. Coving to ceiling.

## First Floor

### Landing

uPVC double glazed window to side aspect. Built-in airing cupboard housing hot water cylinder. Built-in storage cupboard with shelving. Exposed wall and ceiling timbers. Timber latched doors to:-

### Master Bedroom

13' 3" x 11' 11" (4.04m x 3.63m)

uPVC double glazed window to side aspect. Single radiator. Door to:-

### En-Suite

uPVC double glazed obscure window to side aspect. Fitted 2 piece suite comprising of a low level WC and wash hand basin with mixer tap. Tiled splash back areas. Vinyl flooring.

## Bedroom Two

14' 10" x 14' 1" (4.52m x 4.29m)

uPVC double glazed window to front aspect. Single radiator. Built-in storage cupboard with hanging rail.

## Bedroom Three

13' 0" x 8' 5" (3.96m x 2.57m)

uPVC double glazed window to side aspect. Single radiator. Exposed ceiling and wall timbers. Double doors to:-

## Storage Room

18' 3" x 6' 10" (5.56m x 2.08m)

uPVC double glazed window to rear aspect. Sloping ceiling. Lighting. Ceiling timbers.

## Bedroom Four

10' 2" x 8' 8" (3.10m x 2.64m)

uPVC double glazed window to side aspect. Single radiator. Exposed ceiling and wall timbers. Access to loft space.

## Dressing Area

9' 0" x 6' 8" (2.74m x 2.03m)

uPVC double glazed window to rear aspect. Single radiator. Built-in shelving and hanging areas (currently used as a dressing room)





## Bathroom

uPVC double glazed obscure window to side aspect. Single radiator. Fitted 3 piece suite comprising of a low level WC, wash hand basin and timber panelled bath with fitted electric shower over. Tiled splash back areas. Tiled flooring. Extractor fan.

## Annexe Accommodation

### Annexe Reception Room

30' 7" x 13' 4" (9.32m x 4.06m)

Enter via own personal garden door or via kitchen. Triple aspect room. uPVC double glazed windows to sides. uPVC double glazed twin doors to garden and uPVC double glazed door to rear aspect. 2 double radiators. Stairs rising to first floor accommodation. Sunken spot lights. Coving to ceiling. Door to:-

### Annexe Cloakroom

Fitted 2 piece suite comprising of a low level WC and wash hand basin. Tiled splash back areas. Vinyl flooring. Wall mounted gas boiler.

### Annexe First Floor

#### Annexe Landing

uPVC double glazed circular window on stairwell. uPVC double glazed bay window to rear aspect. 2 uPVC double glazed windows to side aspect. Single radiator. Sunken spot lights. Doors to:-

#### Annexe Master Bedroom

16' 10" x 12' 9" (5.13m x 3.89m)

Dual aspect room. uPVC double glazed windows to sides. 2 single radiators. Sunken spot lights.

## Annexe Bedroom Two

10' 3" x 9' 2" (3.12m x 2.79m)

uPVC double glazed window to side aspect. Single radiator. Sunken spot lights. Access to loft space.

## Annexe Bedroom Three

9' 2" x 8' 10" (2.79m x 2.69m)

uPVC double glazed window to side aspect. Single radiator. Sunken spot lights.

## Annexe Bathroom

uPVC double glazed obscure window to side aspect. Vertical chrome wall mounted heated towel rail. Fitted luxury 3 piece suite comprising of a low level WC with concealed cistern, inset wash hand basin with cupboards and work surface and a fully tiled double shower cubicle with fitted shower over. Vinyl flooring. Sunken spot lights.

## Outside

### Front

Double timber gates leading to shingled driveway providing off road parking for ample vehicles. Well established conifer tree borders. Access to:-

### Workshop

18' 2" x 16' 10" (5.54m x 5.13m)

Power and light. Fully alarmed. Double doors to front aspect. Windows to front and side aspects. Eaves storage.

### Store

17' 2" x 5' 10" (5.23m x 1.78m)

Power and light. Fully alarmed. Double doors to rear aspect. Window to rear aspect.

## Rear Garden

Approx. 99' 0" x 92' 11" (30.18m x 28.32m)

Private garden enclosed by well established conifer trees. Mainly laid to lawn with paved patio area. Outside tap. Established tree and shrub beds. Further paved patio area with pergola leading over to a raised decking area. Enclosed working garden area with raised beds and greenhouse. Fully enclosed pen, ideal for keeping chickens/ducks.

## Studio/Summer House

9' 9" x 9' 8" (2.97m x 2.95m)

## Bar Area

22' 0" x 10' 1" (6.71m x 3.07m)

Timber framed construction. Built-in seating area.

## Carport

Perfect for horsebox or caravan.

## Agents Notes

The current owners have 4 acres of equestrian land opposite their property, with 3 stables and ménage. This can be purchased privately through them if required.







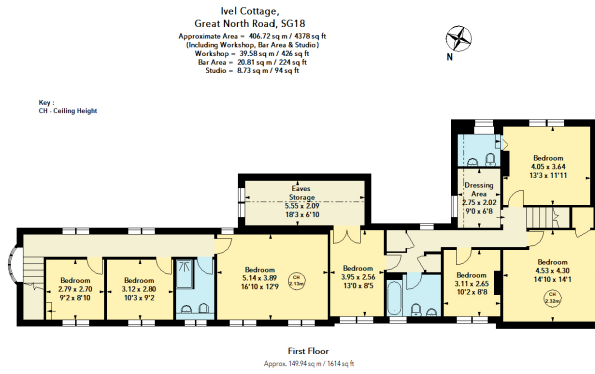
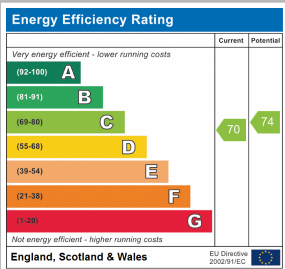


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Viewing by appointment only

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