



18, Westfield Road

Wyboston, Bedford,
MK44 3AY
OIEO £1,250,000

country
properties

This beautiful characterful home is a fantastic opportunity for a lifestyle change situated within the countryside with good access to the A1 (M). The property boasts a huge amount of potential with the two double bedroom annex and the equestrian facilities consisting of two large units, u-shaped stable block with 9 loose boxes, 5 paddocks and a ménage. The main residence comprises; entrance porch and hallway, living room, garden room, formal dining room, study, snug, morning room, spacious kitchen, utility, downstairs WC and to the first floor accommodation are 5 large double bedrooms, 2 en-suites and a family bathroom. Externally to the main house is the fantastic wrap around formal gardens to include a large swimming pool, Jacuzzi and sauna, an orchard, fenced area with a very large pond, driveway for multiple vehicles and the detached two bedroom annex.

- Lifestyle opportunity
- Characterful property
- 5 Reception rooms and spacious kitchen
- Swimming pool, sauna and Jacuzzi
- 5 Paddocks and ménage
- Formal gardens which wrap around the main house
- Fantastic countryside location not far from the A1(M)
- 5 Double bedroom house with 2 en-suites
- Separate two double bedroom annex
- Stable block with 9 stables
- Driveway for at least 10 vehicles
- Orchard and large pond



Wyboston is a picturesque village adjacent to the town of St Neots and is situated within 10.2 miles from Bedford and has easy access to Milton Keynes. The nearby Wyboston Lakes Resort has a lot to offer such as great golf, an exceptional spa, wonderful walks, fishing for those who like to catch a few and great home cooked food in The Waterfront Restaurant & Grill. The village has great commutable links onto the A1 (M) and A421.

Accommodation

Entrance Porch

6' 11" x 5' 1" (2.11m x 1.55m)

Upon entering the property from the front garden, the pathway leads to a stunning Tudor style timber framed style porch which is laid to patio with a Tudor style single glazed wooden door into the entrance porch. The entrance porch comprises of; two dual aspect double glazed windows to both sides, single glazed doorway leading into the entrance hall, radiator, tiled flooring.

Entrance Hallway

16' 6" x 11' 5" (5.03m x 3.48m)

The entrance hallway is spacious and light and boasts fully tiled flooring, single glazed door from the entrance porch, plenty of sockets, chandelier, large radiator, broadband, uPVC lead window to the front aspect, heating controls, stairs to the first floor and two openings into the living room and hallway.

Lounge

20' 6" into doorway x 18' 8" (6.25m x 5.69m)

The main focal point of this stunning lounge is the fantastic inglenook fireplace with wooden finish shelving to both sides. This space has two uPVC double glazed windows to the front aspect, two radiators, a fantastic large bricked archway leading into the garden room and wooden single glazed lead doors into the grand dining room.

Garden Room/Morning Room

17' 2" x 17' 3" (5.23m x 5.26m)

The garden room is accessed through the large bricked archway from the lounge and provides uPVC double glazed windows to the side, front and rear aspect allowing bundles of light to flood the room which overlooks the beautiful side gardens and fields beyond, tiled flooring, two radiators and uPVC double glazed lead doors leading out onto the side of the property.

Dining Room

20' 7" x 15' 9" (6.27m x 4.80m)

The grand dining room leads from the lounge through single glazed lead double doors and comprises of; two uPVC double glazed lead windows to the side aspect overlooking the rear patio and swimming pool, two radiators, plenty of double sockets, a large storage cupboard and a doorway into inner hallway.

Inner Hallway

The inner hallway has tiled flooring, plenty of double sockets, a large built in storage cupboard and a radiator. This area provides access from the dining room into the study, snug, downstairs WC, kitchen and entrance hallway.

Study

16' 2" into doorway x 7' 9" (4.93m x 2.36m)

The study is brilliantly sized and provides a very versatile space overlooking the rear garden with plenty of double sockets, uPVC double glazed lead window to the rear aspect and a radiator.

Snug

16' 2" x 9' 3" (4.93m x 2.82m)

The snug is accessed from the inner hallway and provides tiled flooring, single glazed lead double doors into the breakfast room, radiator, plenty of double sockets and a uPVC lead window to the rear aspect.

Breakfast Room

15' 6" x 11' 2" (4.72m x 3.40m)

The breakfast room brings character with tiled flooring with a stunning centre and a stained glass window into the wall. The space has two uPVC windows and a uPVC lead door onto the side garden, radiator, plenty of double sockets, single glazed lead double doors from the snug, access into the utility room and a square open brick archway leading into the kitchen.



Utility Room

11' 1" x 4' 7" (3.38m x 1.40m)

The utility room is located off the breakfast room and has matching wall and base units with a roll edge worktop, stainless steel sink and drainer, plumbing and space for a washing machine, tiled splash back, two large heated towel rails, tiled flooring, plenty of double sockets and a uPVC lead window and door to the rear aspect.

Kitchen

17' 10" x 8' 5" (5.44m x 2.57m)

The kitchen is spacious and boasts unique features. The space has matching wall and base units with a roll edge work top, tiled splash back, tiled flooring, a stunning brick build around the Belfast sink, plenty of double sockets, a large built in cupboard, wooden beam, uPVC lead window overlooking the front garden and access from the breakfast room through the bricked square archway.

Downstairs WC

The downstairs WC is partially tiled and comprises; low level flush WC, wash hand basin with pedestal, consumer unit, alarm system, radiator and extractor fan. This space has huge potential to be made into a downstairs shower room.

First Floor

Landing

The landing has access to all five bedrooms and the family bathroom. A large radiator, plenty of double sockets, uPVC lead window to the rear aspect and access into the loft.

Master Bedroom

19' 7" x 15' 1" max (5.97m x 4.60m)

The master bedroom is a brilliant size and has dual aspect uPVC lead windows to the front aspect, plenty of double sockets, TV point, light fitting with fan, radiator, a large walk in cupboard, access into the en-suite and a uPVC lead door onto the balcony area with stunning far reaching views across the local countryside and the surrounding grounds of the property.

En-suite

The en-suite comprises; stand alone corner shower with electric shower, extractor fan, partially tiled, low level flush WC, wash hand basin with pedestal, large corner Jacuzzi bath tub, radiator.

Bedroom Two

17' 10" x 13' 4" max (5.44m x 4.06m)

This lovely sized bedroom has two uPVC lead windows to the side aspect, plenty of double sockets, two doors into the eaves allowing storage, lots of natural light, radiator and access into the en-suite.

En-suite

The en-suite is completely tiled and comprises; wash hand basin, low level flush WC, radiator, corner shower with electric shower.

Bedroom Three

14' 9" into doorway x 14' 1" (4.50m x 4.29m)

The third bedroom is a huge double bedroom with plenty of double sockets, storage into the eaves, radiator, uPVC lead window to the rear aspect.





Bedroom Four

12' 0" x 9' 7" into bay (3.66m x 2.92m)

The fourth bedroom is a good size double room with a small built in cupboard, radiator, plenty of double sockets and a uPVC lead window to the front aspect

Bedroom Five

13' 9" x 8' 5" (4.19m x 2.57m)

The fifth bedroom is a fantastic double with a double two uPVC lead dual aspect windows to the side aspect, uPVC led dual aspect window to the front aspect, double sockets, radiator, and access into the loft.

Family Bathroom

The family bathroom comprises; tiled flooring, corner stand alone shower with electric shower, large cupboard for storage into the eaves, airing cupboard housing the water tank, partially tiled, low level flush WC, corner bath, wash hand basin with pedestal, obscure uPVC lead window to the side aspect.

Annex

Lounge/Dining/Kitchen Area

23' 1" max x 19' 4" max (7.04m x 5.89m)

Entrance via a obscure uPVC door, wooden flooring, two large electric heaters, two uPVC windows to the side aspect, access into loft, ample double sockets, large cupboard housing the consumer unit, access into shower room, both bedrooms. The kitchen area has tiled flooring, uPVC window to the side aspect, smoke detector, base units with a tiled splash back, roll edge work top, sink and drainer, oven with electric hob above, space and plumbing for a washing machine.

Bedroom One

11' 6" x 9' 4" (3.51m x 2.84m)

A great size double bedroom overlooking the beautiful orchard via a uPVC window to the rear aspect, and provides an electric heater and plenty of double sockets.

Bedroom Two

11' 4" x 9' 4" (3.45m x 2.84m)

A brilliant double bedroom which comprises of; electric heater, uPVC window to the rear aspect.

Shower Room

The shower room comprises; electric heated towel rail, partially tiled, obscure uPVC window to the side aspect, low level flush WC, tiled flooring, wash hand basin with pedestal and a corner shower with an electric shower.

External

The Stable Block

The stable block is entered via a large 5 bar gate and is completely block paved providing 7 loose boxes and 2 fouling boxes which all have internal windows for ventilation, rubber matt flooring and windows to the front aspect. The Wittington Hill stable block is a wooden structure and has two wooden doors leading into both side storage sheds, running water, power and lighting.

Sheds

21' 9" x 17' 6" max (6.63m x 5.33m)

The stable blocks provide two wooden built sheds attached to either side of the stable block. These sheds provide an extremely versatile space and have their own electrics, plenty of double sockets, lighting, a door leading into the stable block and has pitched roof.

Swimming Pool

This area is fully enclosed via a large greenhouse. The pool is 55'2 ft and beautifully paved around and heated with steps lowering into the swimming pool. This area also boasts a hot tub, Jacuzzi, sauna and a outside shower unit which is partially tiled with an electric shower. Externally to the right comprises; large decked area with timber framed structure and pergola above with a beautiful grape vine, outside tap, power and lighting, large shed providing the pump house for the swimming pool.

Rear Garden

The rear garden is laid to lawn and is completely enclosed and surrounded by trees. The lawn leads round the side of the property and to the front where a large oil tank is situated and an outside cupboard housing the boiler.

Side Garden and Paddocks

The side garden is accessed from the garden room and is enclosed via trees and wooden overhang and leads onto a large patio area with a large Avery to the left hand side. Further to the left is the huge side garden which is laid to lawn and enclosed via fence overlooking the surrounding countryside and has two gates to a large L-shaped paddock, access round to the stable blocks, ménage, three further paddocks, and a pathway leading down to the secluded orchard and pond.

Front

The entrance to the property has gated access and provides a large gravelled driveway providing off road parking for at least 6 - 10 vehicles. This space is enclosed via fencing and is laid to lawn to the front garden with a pathway leading to the front door of the property and a private arched area to the left providing access to the rear pool area. The front garden also provides access to the annex, stable blocks and a gate to the right fencing leading to a fenced paddock providing a suitable space for horses.

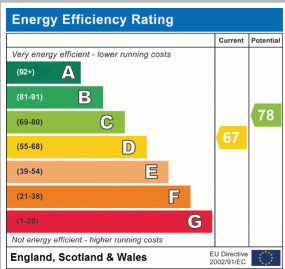




Approximate Gross Internal Area
 Ground Floor = 198.3 sq m / 2,134 sq ft
 First Floor = 133.6 sq m / 1,438 sq ft
 Annexe = 63.0 sq m / 678 sq ft
 Pool Room = 139.2 sq m / 1,498 sq ft
 Stables = 317.7 sq m / 3,420 sq ft
 Total = 851.8 sq m / 9,168 sq ft



Illustration for identification purposes only,
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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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