



THE THATCHED COTTAGE

RISELEY ROAD • KEYSOE • MK44 2HT



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AT A GLANCE

- Characterful farm cottage recently improved and upgraded.
- Countryside setting with far-reaching views over fields and nearby church.
- Delightful original features, including inglenook fireplace with bread oven and exposed timbers.
 - Over 1,200 square feet including 2/3 bedrooms and 2 bath/shower rooms.
 - Principal bedroom with en suite.
 - Cosy Sitting Room and Lounge with Inglenook and Wood Burning Stove.
- Country kitchen/breakfast/dining room with hand-built cabinets and hardwood counters.
- Surrounded by well-stocked gardens with fruit trees and working well with iron pump.
 - Substantial detached pantiled barn/workshop.
 - Ample off-road parking and EV charging point.

The property is easily accessed from the B660 Bedford to Kimbolton road. Keysoe offers a blend of period properties as well as modern executive homes and benefits from a Parish Church, village pub and thriving international equestrian centre. The property is in the Sharnbrook Upper School catchment area and there is also the benefit of Kymbrook Lower School, in Keysoe Row East, which is in the Sharnbrook Academy catchment area. Kimbolton is approximately four miles away and offers a wide variety of amenities including shops, cafes, pub/restaurant, Indian restaurant, supermarket, chemist, dentist and health centre, veterinary practice, garage, Kimbolton Castle School and Primary Academy. Bedford and St Neots mainline stations offer fast and frequent services to London St Pancras International station and London Kings Cross respectively. It is envisaged that the property will be around 20 minutes drive from the proposed east west rail link connecting Oxford to Cambridge and the biomedical campus.

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Guide Price £500,000

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THE PROPERTY

This attractive Grade II listed country cottage represents a beautifully crafted renovation with charming rustic elevations and a superbly presented, characterful interior enjoying a wealth of brickwork and original timbers, Inglenook fireplace and feature bread oven.

The property has been recently further improved with the thatched having been re-ridged in 2024, along with upgraded electrics.

Once the farm cottage, the property occupies a mature plot within this delightful rural environment and enjoys uninterrupted views across open fields to the village Church.

GROUND FLOOR

From the outside covered porch, a timber panelled door opens into the entrance hall with slate floor and underfloor heating and the exposed plinth and timbers from the original outside wall. There is a shower room/WC with contemporary suite and underfloor heating. The comfortable lounge with quarry tiled floor features a deep brick Inglenook with oak bressummer and original bread oven and houses the wood burning stove. A latch door opens to the cosy sitting room with exposed brick floor and fireplace recess housing a 'Gazco' electric stove. The kitchen/breakfast room is comprehensively fitted in a range of hand-built cabinets under hardwood counters with Butler sink, range-style cooker with extractor hood over and ample space for additional appliances. Exposed facing bricks and slate floor with underfloor heating.

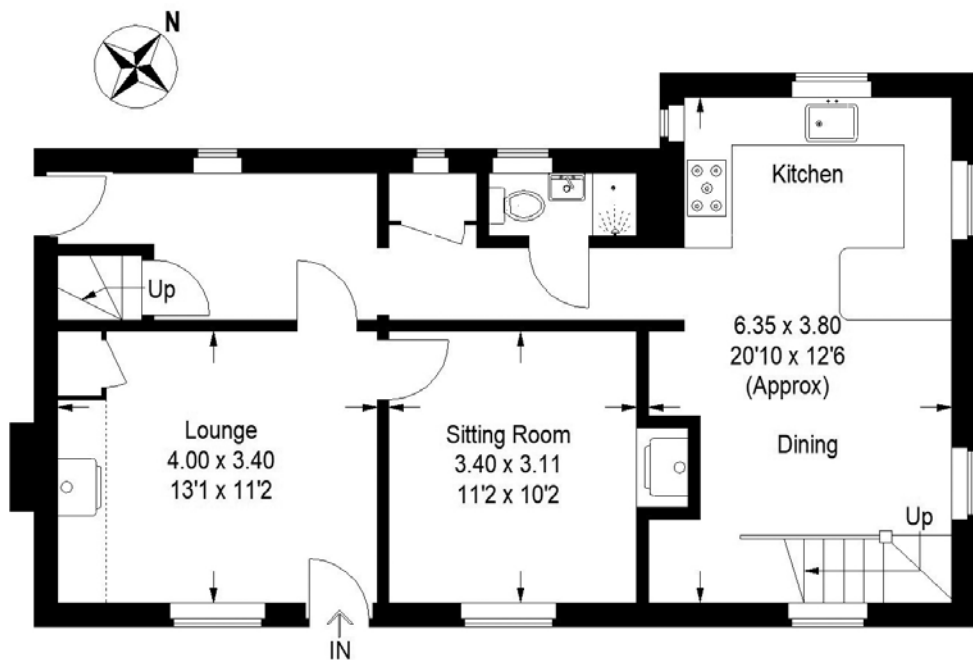
FIRST FLOOR

A turning staircase leads from the breakfast area to the first-floor master bedroom with quality laminate flooring and built-in wardrobe and storage cupboards with oak latch doors. The en suite is fitted with a four-piece suite including shower enclosure and free-standing bath, plus quality laminate flooring and underfloor heating.

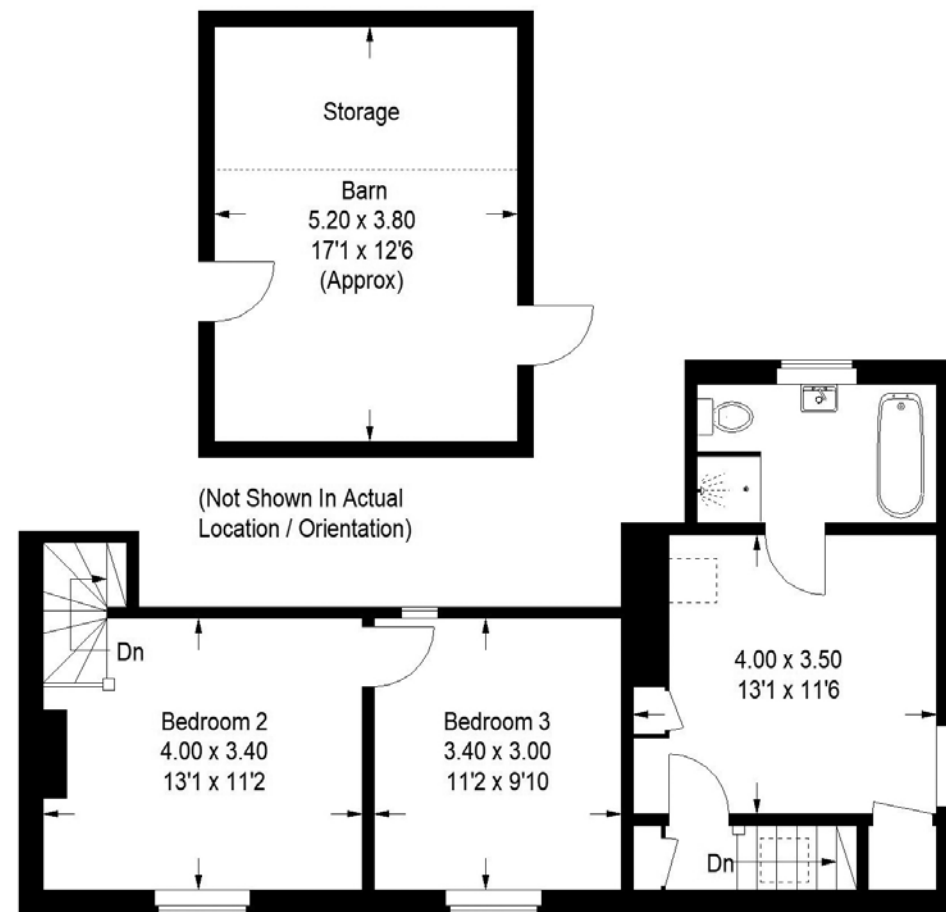
A second staircase leads from the entrance hall to two further bedrooms, both with painted oak floors, exposed original timbers and offering uninterrupted views over open countryside.



Approximate Gross Internal Area
 112.1 sq m / 1207 sq ft
 Storage / Barn = 19.8 sq m / 213 sq ft
 Total = 131.9 sq m / 1420 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

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. (ID361061)

Housepix Ltd



OUTSIDE

The property sits to the front of its plot with shallow front garden and picket fencing. A five-bar gate leads to the extensive parking/turning area laid with Cotswold stone chippings. The gardens are mainly laid to lawn, interspersed with mature trees and with raised slate patio, all enclosed by hedgerow.



BARN/WORKSHOP

17' 1" x 12' 6" (5.20m x 3.80m)

The substantial timber and pantiled barn has power and light connected and could be suitable for a number of uses including workshop, garaging and storage and has potential for additional accommodation, subject to the necessary planning and listed building consents.





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