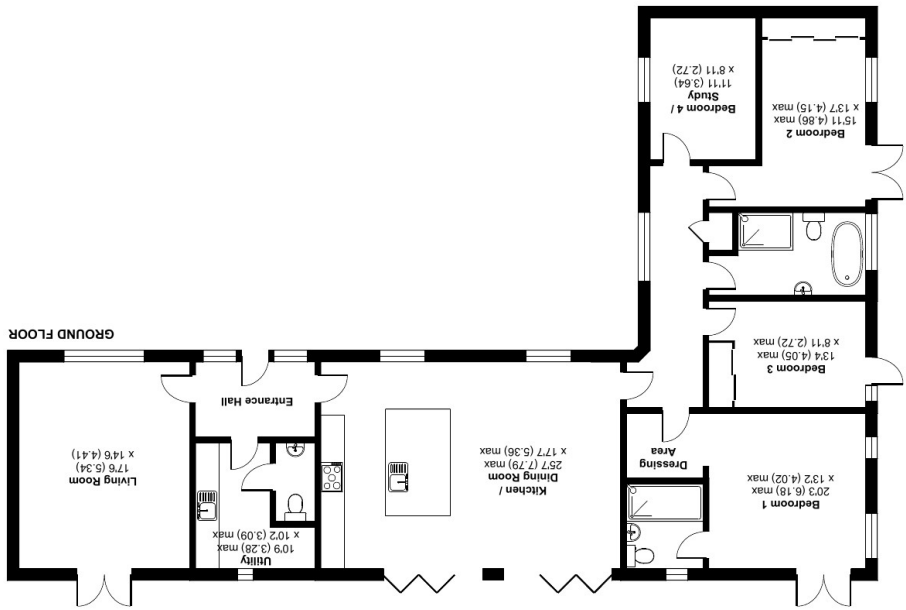


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2025. Produced for Lane & Holmes. REF: 1288525



Approximate Area = 1795 sq ft / 166.7 sq m
For identification only - Not to scale

Crew Yard Barn, Begwary, Bedford, MK44





2 Crew Yard Barn, Begwary Lane, Begwary, Bedford, Bedfordshire MK44 2NX £795,000

- Newly converted single storey Barn
- Favoured rural location with easy access into St Neots
- Bespoke eat-in Breakfast Kitchen with appliances
- Freehold
- Outstanding, open views
- Three or Four Bedrooms
- Large plot with extensive parking

INTRODUCTION

This former agricultural barn has been newly converted to a high standard by a bespoke local developer. The Crew Yard offers two stunning homes which are set within a rural location with spectacular views over open farmland. Each property is accessed via its own electric gate. Whilst being in the Countryside, St Neots is just 6 miles away with its fast train service into London (around 38 minutes). To appreciate the outlook which this single storey property offers, internal viewing is strongly suggested.

The kitchen/dining room is superbly positioned to take advantage of the stunning views, with two sets of bi-folding doors complimenting the room beautifully. The kitchen includes integrated BOSCH appliances, contemporary units with Quartz worksurfaces and an Island breakfast bar. The Living Room has doors opening out to the Garden.

There are FOUR generous bedrooms (or three and a Study). The Master Bedroom has a dressing area and shower room with a separate Family Bathroom. Bedrooms Two & Three have fitted wardrobes. The sanitary ware and tiling has been fitted to a high standard.

The property is double glazed and heating/hot water is provided by an air source pump. Other benefits include a Guest Cloakroom and a separate Utility Room. outside, the property sits on a large plot. There is extensive off road parking to the front. Hard landscaping extends around the property and there is a large rear Garden ready to be turfed.

There is no mains drainage to the property, so a private sewerage treatment plant is in place. The modest maintenance costs will be shared between the two properties that form the development.

The property will be sold be a ten year guarantee.

