



THE OLD CHAPEL

HIGH STREET • SWINESHEAD • MK44 2AA

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AT A GLANCE

- Sympathetically improved and upgraded Wesleyan Chapel, dating back to 1864.
- Charming Flemish Bond elevations and gently elevated position complement its delightful position within this semi-rural hamlet.
- Approaching 1,450 square feet of characterful accommodation including 3 double bedrooms, en suite and family bathrooms and guest cloakroom.
- Spacious and light triple-aspect living area with stone fireplace and wood burning stove.
- Garden room with extensive glazing and doors out to the patio, ideal for indoor/outdoor entertaining.
- Rustic country kitchen with painted cabinets and granite counters.
- Attractive garden and detached pantiled garage/workshop with light, power and water (potential for office/studio conversion).

THE PROPERTY

The property, with its imposing Flemish Bond elevations and slate roof, has been carefully extended, remodelled and improved over the years to offer accommodation of undoubted quality, with characterful yet surprising spacious ground floor living space featuring slate tiled floor throughout, a warming woodburning stove and well-crafted rustic breakfast kitchen, and delightful garden room.

There are three double bedrooms, all with wonderful high ceilings and including the principal with en suite, and a well-appointed family bathroom. There is also a cloakroom/WC on the ground floor.

The property is perfectly placed within this delightful rural environment, whilst remaining convenient for those requiring major road and rail links, and enjoys an attractive, manageable garden and a detached garage.



**Peter
Lane**
PARTNERS
EST 1990
Town & Country

Guide Price £475,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day



LOCATION

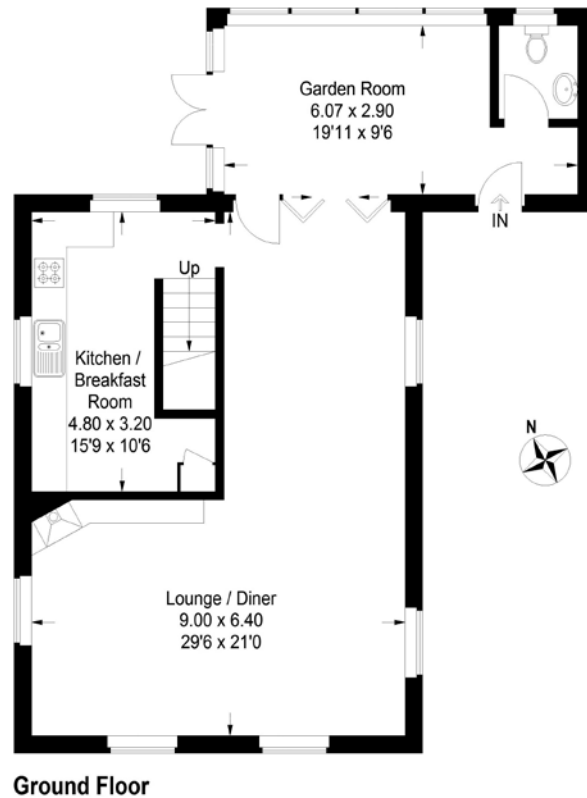
Swineshead is a quiet village of about 60 homes in North Bedfordshire, near to the borders with Cambridgeshire and Northamptonshire. It enjoys a delightful mix of properties, many of which are timber-framed with several dating from the C16th.

The C14th Church of St Nicholas, with its beautiful, recessed, Jurassic limestone spire is rare for remaining open to visitors throughout the day.

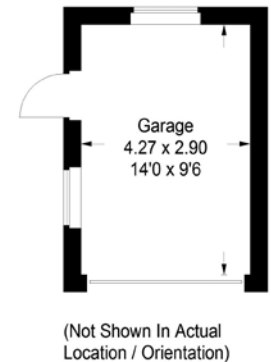
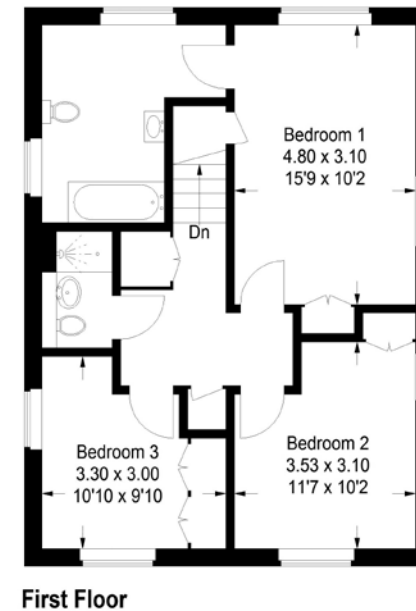
Surrounded by a delightful rural landscape, a short cycle ride or walk will take you to the larger village of Riseley, with its C19th pub, famed for its good food and beer, its shop and its popular school. Sharnbrook Academy and Sixth Form is a little further on, along with community sports centre, surgery and theatre, while the County town of Bedford, with its world-renowned Harpur Trust private schools and fast trains to London is just a twenty-minute drive or bus journey away.

There is a bus service four times a day through Swineshead that travels between Bedford and Kimbolton.

It is envisaged that the property will be around 20 minutes or so drive from the proposed east west rail link connecting Oxford to Cambridge and the biomedical campus.



Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 147.0 sq m / 1582 sq ft



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. (ID1286540)
 Housepix Ltd



BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

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