



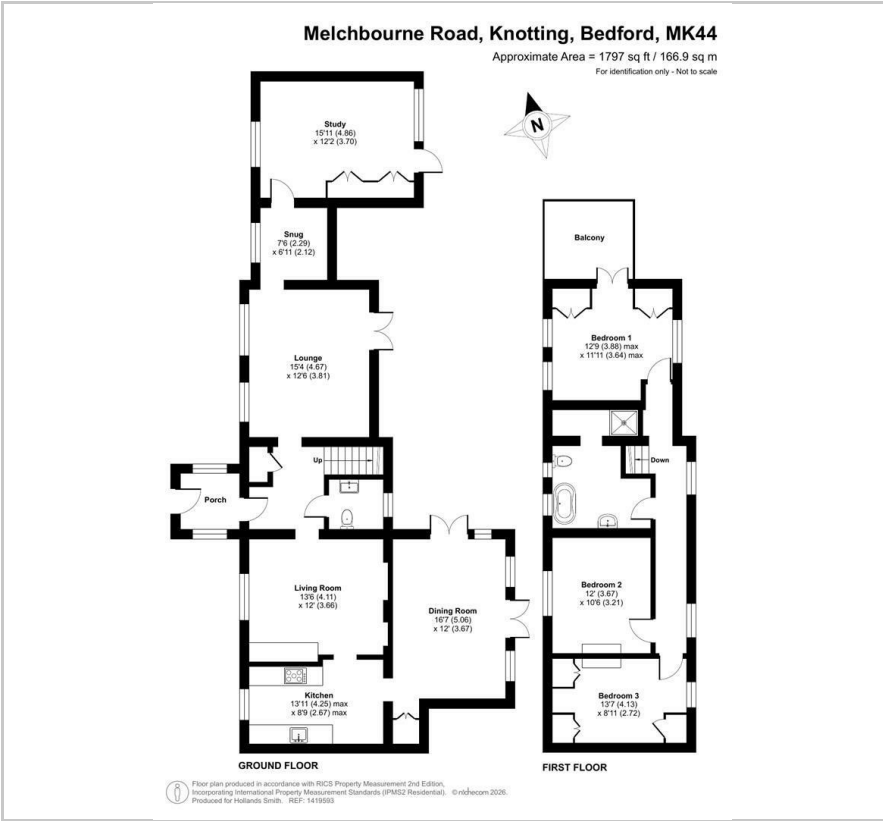
3 Melchbourne Road

Knotting, Bedford, MK44 1AF

£650,000



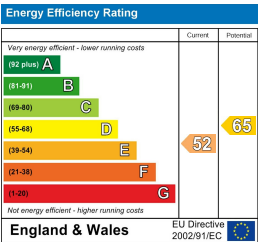
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Much Improved and Extended ■ Beautifully Presented Cottage
- Three/Four Bedrooms ■ Three/Four Reception Rooms
- Potential Large Self-Contained ■ Far-Reaching Views Across Fields Office
- Off Road Parking ■ 0.4 of an Acre
- Rural Location ■ Private Balcony



Thoughtfully improved and extended, this former farm workers cottage began life as a modest two-up two-down and has grown into a stunning, beautifully presented home occupying a large garden plot of around 0.4 of an acre with wonderful far reaching views across fields in every direction. The property was built in 1850, extended in the mid-twentieth century and again, by the present owners in 2019, the accommodation now features three double bedrooms, a stunning first floor bathroom with large walk-in shower and a very spacious largely open-plan ground floor with up to four reception rooms including a large home office/studio with a separate entrance door. There is a useful entrance porch/boot room with plenty of space, a generous inner-hall with stairs up to the first floor and a handy ground floor WC/utility.

Flowing seamlessly between the original structure and recent extensions, the original part of the house provides a cosy sitting room with exposed brick fireplace leading to a galley-style kitchen in-keeping with the style of the house. The rear extension currently used as a dining room provides a bright and airy entertaining space with two set of French doors and a sky lantern for additional natural light. The more recent addition to the left of the entrance hall provides a lounge with French doors to the rear and shutters to the front facing windows, an inner-hall perfect for storage and the studio/fourth bedroom which together could form a separate annexe.

The first floor has three double bedrooms with the main bedroom having French doors opening to a private balcony adding a real wow-factor. The refitted luxury bathroom features a claw-foot bath and a large walk-in shower/wet room.

A particular feature of the property is the outside space which totals around .4 of an acre. There are well stocked borders, plenty of trees, a wrap-around patio, summerhouse and small copse with raised seating area. Off road parking is provided for at least two cars.



163 Castle Road, MK40 3RT

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www.hollandsmith.co.uk

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.