



Station Road, Tempsford, SG19 2AX
Guide price £700,000



LATCHAM
DOWLING
ESTATE AGENTS

***GUIDE PRICE £700000 TO
£750000***

*** Charm, character, a large plot, outbuildings with potential to develop/ convert and all in a non estate village location with fields to the rear - This STUNNING cottage really does offer it all***

Pygtle Farm is believed to date back in part to the 1500's and you really get a sense of that as you approach the cottage and are immediately struck by the gorgeous timber framework and bespoke timber window frames that have been lovingly restored by the current owners over the last 43 years, along with much of the hand crafted interior and the oak framed conservatory!! The only way to really appreciate just how much character this delightful cottage has to offer is to see it first hand and then you can enjoy the individual elements that have been incorporated into the restoration over the years. The Grade Two listed cottage sits on a plot of around a third of an acre and provides a sweeping driveway along the side of the property and leads to an extensive courtyard area and a large range of brick and timber built outbuildings, some of which could be ideal for development or conversion into guest accommodation (subject to relevant consents). Don't just take our word for it though, come and see for yourself!!

Entrance Via

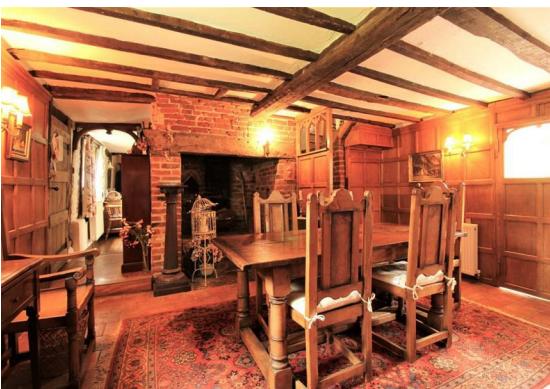
Entrance Lobby

Dining Hall

14'10 x 12'0 (4.52m x 3.66m)

Living Room

17'6 max x 15'4 (5.33m max x 4.67m)





Conservatory
12'1 x 9'4 (3.68m x 2.84m)

Family/ Breakfast Room
15'4 x 12'0 (4.67m x 3.66m)

Kitchen
15'7 x 6'2 (4.75m x 1.88m)

Cloakroom
4'4 x 2'7 (1.32m x 0.79m)

First Floor Landing

Bedroom One
15'10 x 12'6 (4.83m x 3.81m)

Galleried Mezzanine
8'8 x 7'7 (2.64m x 2.31m)

Bedroom Two
12'4 x 9'10 max (3.76m x 3.00m max)

Bathroom
7'10 x 6'10 (2.39m x 2.08m)

Loft Room
14'6 max 6'1 min x 15'9 (4.42m max
1.85m min x 4.80m)

En Suite
6'5 x 5'9 (1.96m x 1.75m)

Gardens and Outbuildings

Agents Note





GROUND FLOOR
815 sq.ft. (75.8 sq.m.) approx.

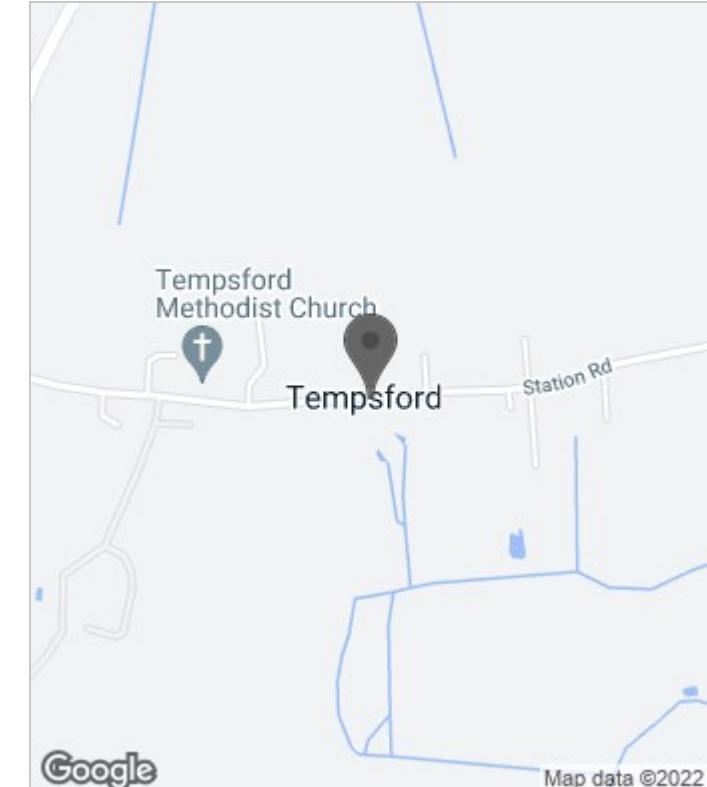


1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.

TOTAL FLOOR AREA: 1478 sq ft (137.3 sq m) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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