



42-44 Hookhams Lane, Renhold, Bedford MK41 0JU

**Lane &
HOLMES**
Est. 1985

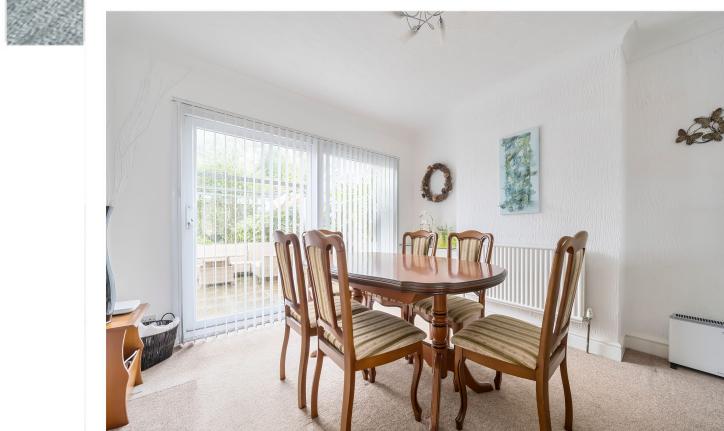
42-44 Hookhams Lane
Renhold
Bedford
MK41 0JU

Guide Price £650,000

Rare residential and
commercial offering...

- Residential home with shop unit
- Four/five bedrooms
- Living room, dining room and kitchen
- Potential annex
- Shop with Class E use
- Large plot
- Scope for other uses (STPP)
- Sought after village location

- Council Tax Band D
- Energy Efficiency Rating D



In a very popular village location...



Lane & Holmes are pleased to bring to the market this unique opportunity to purchase a large and well extended semi-detached property in the popular village of Renhold. The property includes, within the Title, the former village shop which has Class E planning use but there could be other potential opportunities, subject to any relevant planning consent/change of use. Trading by the current owners will cease on 24th November 2023 although future purchasers could naturally reopen the shop if they wish whilst the current planning consent does allow for other uses as well as its most recent one.

The residential property has been extended into the loft and now offers four bedrooms, a living/dining room, a kitchen and a family bathroom. To the side of the property, and running behind the shop unit, a single storey addition offers a potential annex with a large

reception room, a bedroom, a shower room and a further room which could be converted to a kitchen if required. This area also has its own separate access.

The house is double glazed and has gas fired central heating, whilst the shop is heated via an electric system.

Outside the site in total occupies around 0.36 acres with a frontage of almost one hundred and twenty feet. There is extensive parking and to the rear the large rear garden is a delightful feature, laid mainly to lawn and offering a very mature range of shrubs, trees and plants.

Renhold offers its own highly popular Primary School and Public House and is very well placed for access to both Bedford and to Bedford's southern bypass (A421) linking the A1 to the M1.

Bedford offers a wide range of shops and services together with excellent schooling and Bedford's mainline station with services to the capital and other popular destinations.

Hookhams Lane, Renhold, Bedford, MK41

Approximate Area = 1651 sq ft / 153.3 sq m (includes annexe)

Outbuilding = 671 sq ft / 62.3 sq m

Total = 2322 sq ft / 215.6 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2023.
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