



## The Grain Barn, Begwary Bedford MK44 2NX

PRICE £695,000

### **A newly converted former grain barn in a rural setting...**

Newly converted to a high standard by a bespoke local developer, "The Grain Barn" is one of two superb semi-detached barn conversions, set within a rural location with stunning views.

There are just three properties in this small development, which is accessed via electric gates.

Whilst being in the countryside, St Neots', a popular riverside market town, extensive facilities and its mainline railway station are only around six miles away. (Bedford station and its town centre facilities are around nine miles away as an alternative).

The property offers expansive living space with a very large living/dining room complete with bi-folding doors. The kitchen is fitted with quality units and solid worktops and the ground floor space also includes a study, a utility room and a shower room.

Upstairs the master bedroom has an en suite and a dressing area. There are three further bedrooms and a family bathroom complete with a large walk through shower and a bath.

The property is fully double glazed and heating and hot water is provided by an air source heat pump. The property will come with a 10 year Builders' Warranty.

Outside, there is a beautiful raised terrace to the front from which to enjoy the rural views. All areas will be landscaped to a high standard and there are side and rear garden areas.

The location is also convenient for the A1 giving easy access to the extensive range of amenities in St Neots and Bedford. Cambridge and the M11 are also readily accessible.

There is no main drainage to the property – so a private sewage treatment plant is in place. The modest maintenance costs will be shared between the three properties that form part of the development.

Bedford Railway Station • 12 miles

Luton Airport • 32 miles

Milton Keynes • 30 miles

Stansted Airport • 48 miles

A1 Black Cat Roundabout • 3 miles

London • 57 miles

M1 Junction 13 • 21 miles

Council Tax & Energy Efficiency Rating to be assessed

**\*\*\*Call now to arrange to view this property in our 3D walk through\*\*\***

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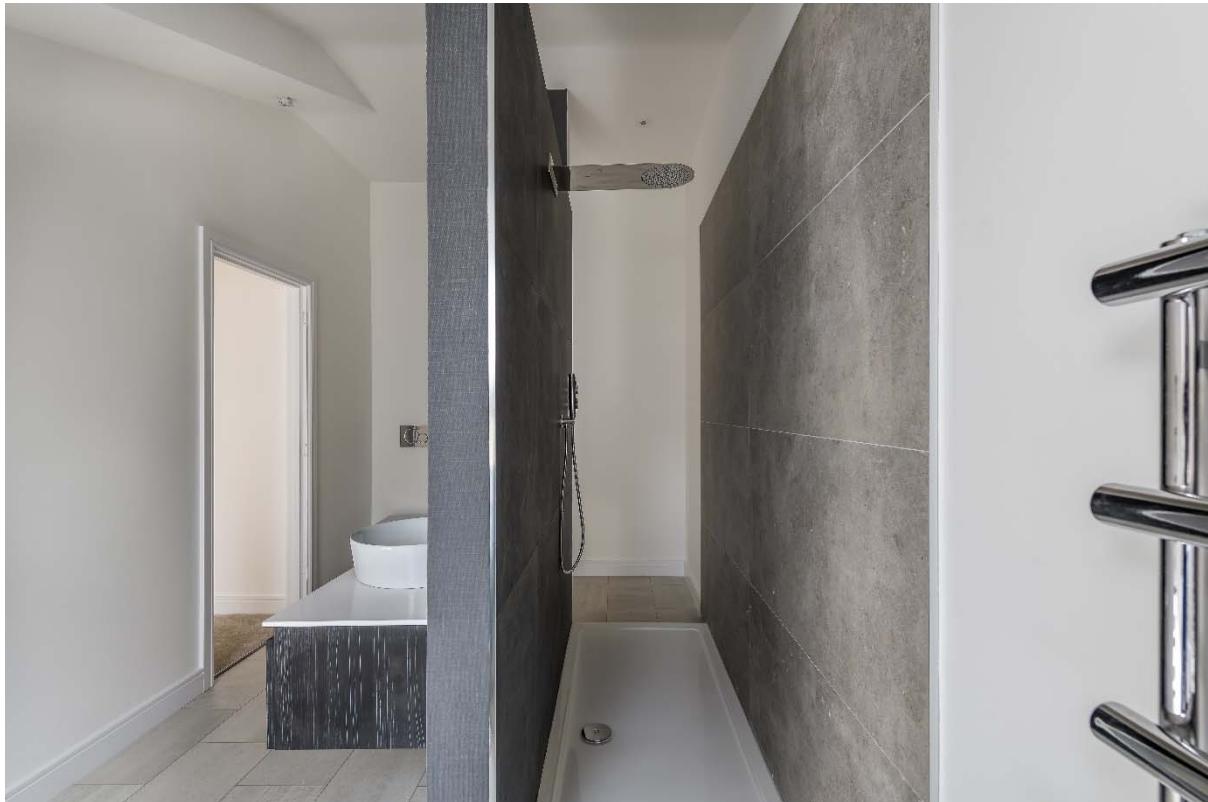




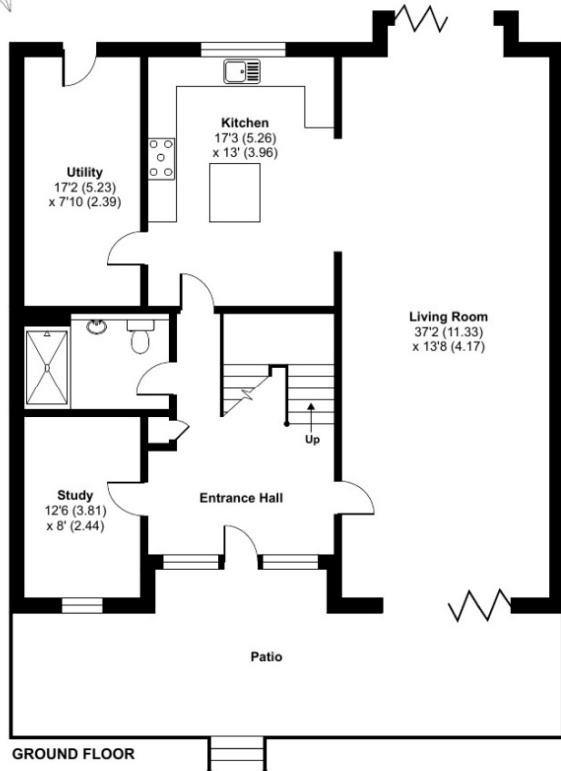
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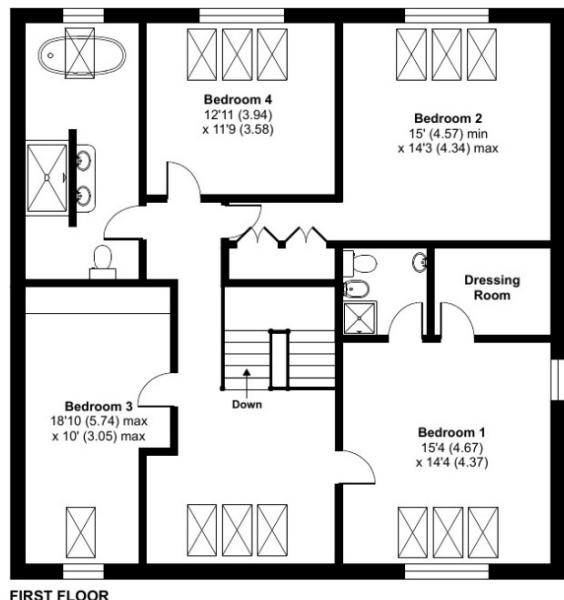
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Certified  
Property  
Measurer

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