



Rose Cottage, Queens Road, Colmworth, Bedford MK44 2LA





Rose Cottage
Queens Road
Colmworth, Bedford
MK44 2LA

Price £775,000

Delightful character cottage
located in a tranquil village
location...

Entrance hall

Shower room

Dining room

Conservatory

Fitted kitchen

Living room

Study

Four bedrooms

Heated pool

Work from home space over the garage

Beautiful gardens

0.2 acres, subject to survey

• Council Tax Band F





Rose Cottage is a characterful Grade Two Listed family home that sits on a plot of just in excess of 0.2 acres (subject to survey) bordering open countryside with views as far as the eye can see. The property traces its origins to the eighteenth century.

This lovely home offers accommodation arranged over two floors constructed beneath a mix of tiled and thatched roofs.

The ground floor has a shower room off the entrance hall and the dining room forms a hub in the house offering access to the fitted kitchen, the conservatory and the living room that is quietly divided in to living and family areas. An inner hallway provides a study area with stairs rising to the first floor.

On the first floor there are four bedrooms, two doubles and two singles, and a family bathroom with a separate shower cubicle.

Heating is provided by an oil fired system and the property is on mains drainage.

Externally the cottage sits in beautifully landscaped gardens offering many areas of interest including a carp pond.

Of particular note is the larger than average garage, with Dura fixtures and fittings and an electric door. This has a large air conditioned room, externally accessed, over the top that could provide an excellent work from home space and has a large picture window overlooking open countryside.



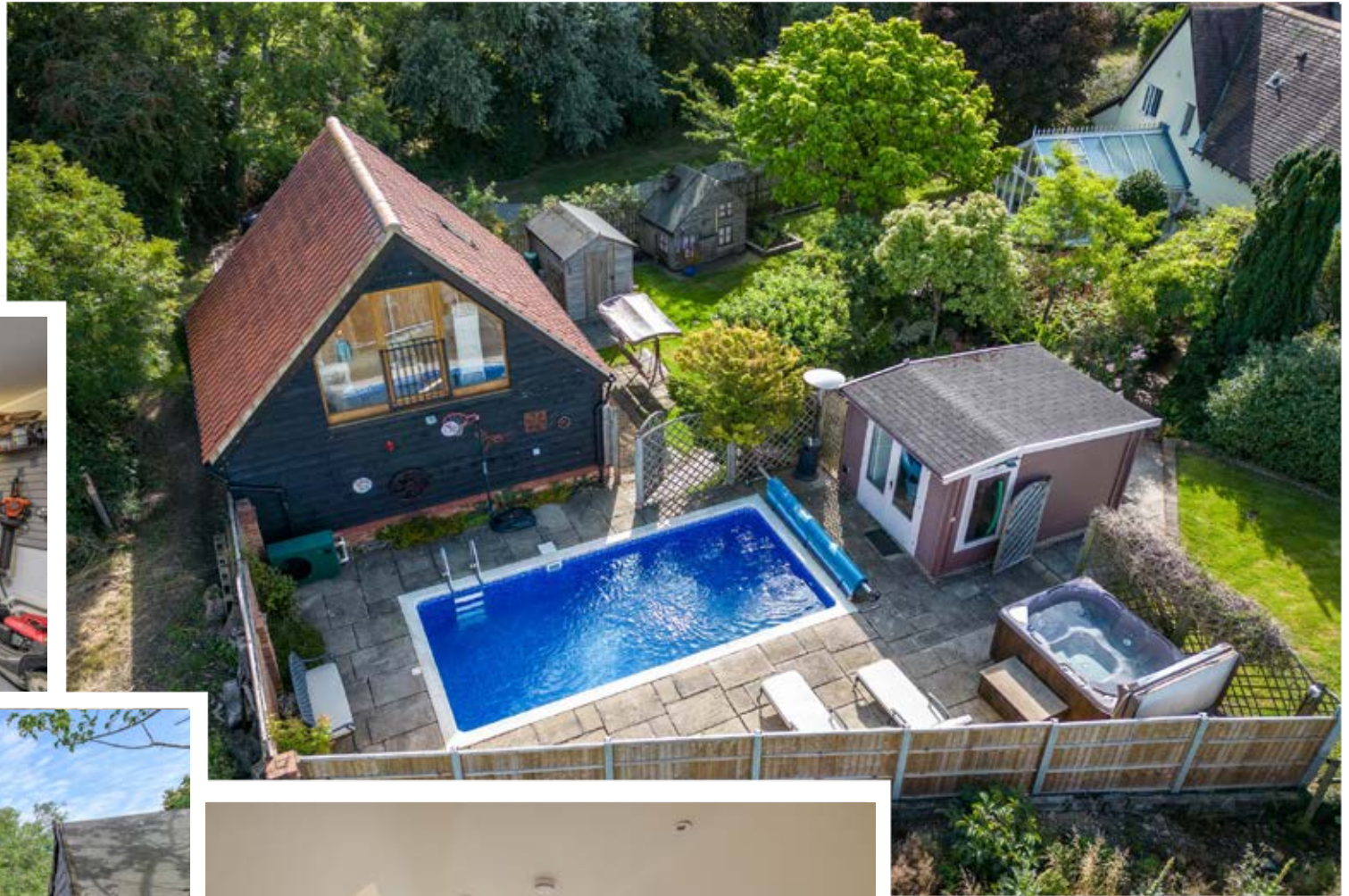


There is also a heated outdoor pool with adjacent pool house that provides excellent recreational opportunities.

Colmworth is a thriving North Bedfordshire village and Rose Cottage is located a little under eight miles from Bedford's town centre and approximately six miles from St Neots' town centre. Both towns offer a wide range of shopping and recreational facilities with both offering fast and frequent train services to the north and south with London being accessible in approximately forty minutes. The A1 is also easily accessible.

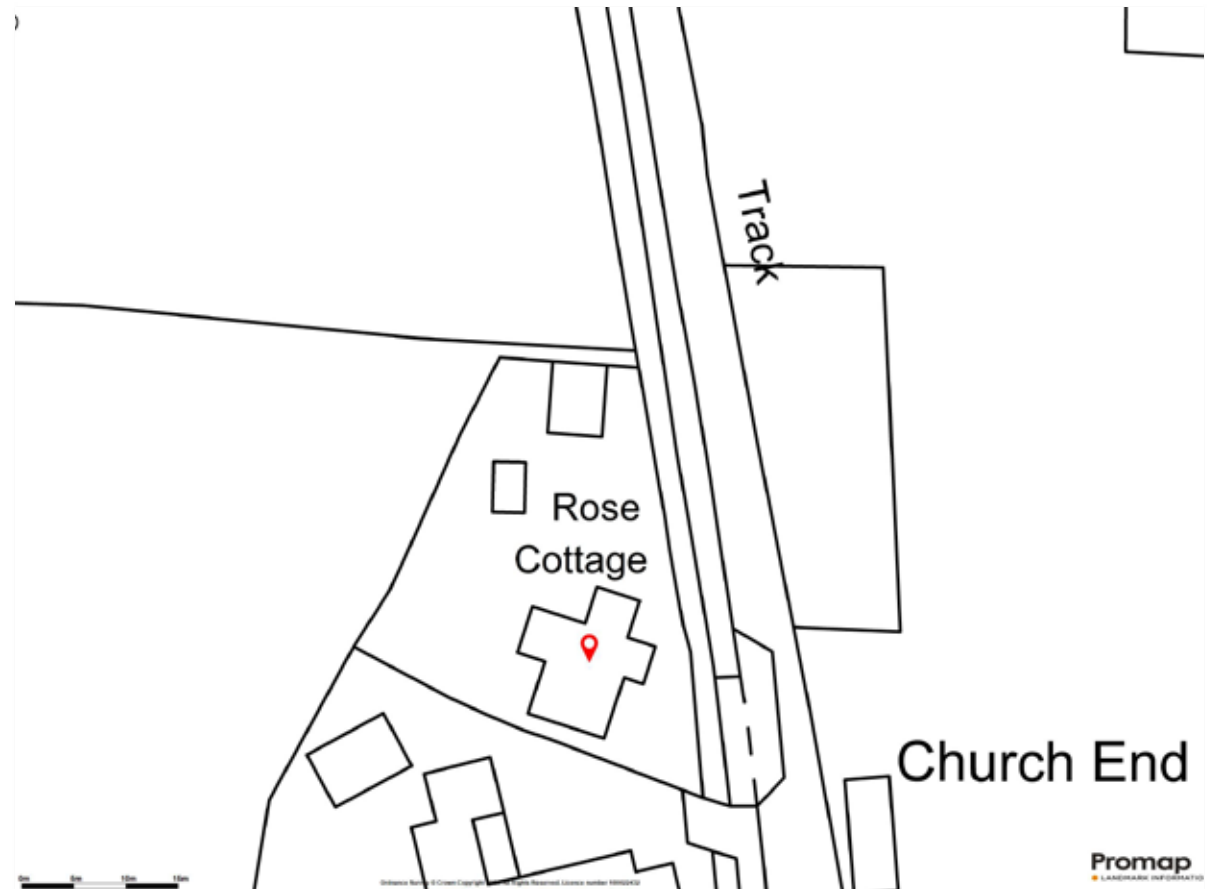
The village offers a local church, St Denys, a village hall with playing fields to the rear where a monthly exhibition of 'cars and bikes of character' takes place between April and October, regular visits from the mobile Post Office and library, an active Par 72 golf club and a regular bus service in to Bedford from Monday to Saturday.

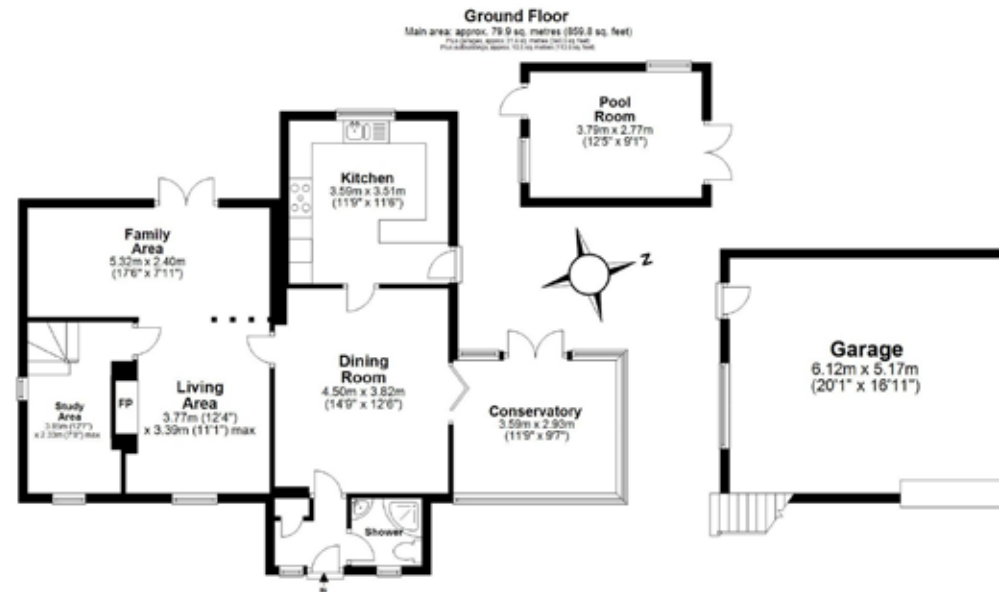






Bedford Railway Station 8 miles • Milton Keynes Station 25 miles • A1 Black Cat Roundabout 5 miles • M1 Junction 13 20 miles • Luton Airport 31 miles • Stansted Airport 51 miles • London 66 miles





Main area: Approx. 128.9 sq. metres (1387.1 sq. feet)
Plus garages, approx. 31.6 sq. metres (340.5 sq. feet)
Plus outbuildings, approx. 20.3 sq. metres (219.6 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes only and is a guideline only, and should be used as such by any prospective purchaser.
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